



Rizzetta & Company

Greyhawk Landing Community Development District

Board of Supervisors' Meeting July 24, 2025

**District Office:
2700 S. Falkenburg Rd
Suite 2745
Riverview, FL 33578**

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
	Chad Chester	Assistant Secretary
	Patty Mathews	Assistant Secretary
District Manager	Matt O’Nolan	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 (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, FL (813-533-2950)

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.greyhawkcdd.org

July 23, 2025

Board of Supervisors Greyhawk Landing Community Development District

REVISED FINAL AGENDA

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Thursday, July 24, 2025, at 6:00 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212. The following is the final agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS & UPDATES**
 - A. Aquatic Maintenance Tab 1
 - B. Landscape Maintenance..... Tab 2
 - C. Field Manager Report Tab 3
 - D. District Counsel
 - E. District Engineer Tab 4
 1. Discussion of Warning/Traffic Signage
 - F. District Manager
 1. DM Report..... Tab 5
 2. Financial Statement for June 2025..... Tab 6
 3. Presentation of Voter Count
4. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Operations and Maintenance Expenditures for the Month of June 2025 Tab 7
 - B. Consideration of Minutes of Board of Supervisors Meeting held on June 26, 2025 Tab 8
 - C. **Consideration of Pressure Washing Proposals Tab 9**
 - E. **Public Hearing on Revised Amenity Rules and Rates**
 1. Consideration of Resolution 2025-04, Adopting Rules for Amenity Rules and Fees Tab 10
 - G. Discussion Regarding Gate Access
 - H. Discussion of Gate Cameras..... Tab 11
5. **SUPERVISOR REQUESTS**
6. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (813) 533-2950.

Respectfully,

Matt O'Nolan

Matt O'Nolan
District Manager

Tab 1



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Estimate

Date	Estimate #
7/16/2025	13652

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

Description	Qty	Rate	Total
Supply & Installation of bottom based AirMax aeration systems into the ponds listed below. Power supplied by CCE to be optional but if not chosen must be provided within 20 feet of pond shoreline. Any related permit fees etc would be responsibility of CDD.			
Pond #17			
AirMax PS60 with five (5) bottom based diffusers	1	9,340.00	9,340.00
Supply & Installation of power supply, including materials and labor	1	3,610.00	3,610.00
Pond #47			
AirMax LS80 with six (6) bottom based diffusers	1	13,585.00	13,585.00
Supply & Installation of power supply, including materials and labor	1	2,760.00	2,760.00
Pond #8 West			
AirMax LS80 with six (6) bottom based diffusers	1	12,150.00	12,150.00
Supply & Installation of power supply, including materials and labor	1	3,480.00	3,480.00
Warranties: Compressor - 5 years Cabinet - Lifetime Diffuser assemblies & Airline - 15 years			
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			
Please sign and return if accepted		Total	\$44,925.00
** Contracts over \$10,000.00 will receive a notice to owner (NTO).			

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com

Tab 2

PROPOSAL

Page No. 1 of 1

Sun State Landscape Management inc.

8920 Erie Lane
Parrish, FL 34219

(941) 776-2897 office
(941) 776-0857 admin. fax



Design / Build Contractors
Landscaping Maintenance
Irrigation Systems

<u>PROPOSAL SUBMITTED TO</u> Grey Hawk Landing CDD	<u>PHONE</u>	<u>DATE</u> 6-25-25
<u>STREET</u> 3434 Colwell Ave UNIT 200	<u>JOB NAME</u> Tree Removal/ Tree Trimming	
<u>CITY, STATE, ZIP CODE</u>	<u>JOB LOCATIONS</u> Front Entrance Road Frontage	
<u>ARCHITECT</u>	<u>DATE OF PLANS</u>	<u>JOB PHONE</u>

We hereby submit specifications and materials for:

1. Two Drake Elms Trees one large and one small with an extreme lean
 2. Two Carrot Wood Trees just inside front gate east side of entrance to be fully removed
 3. 3 Large Washintonia Palms to be fully trimmed with the seed pods removed these are north side of Brambling CT
 4. 2 Large Washintonia Palms to be fully trimmed with seed pods removed between pond and house
 5. One Laurel Oak to be fully removed on Lavendar Loop
 6. The above tree will be stump ground and have sod installed
- All debris will be picked up and hauled off property. All area to be left clean.

TOTAL #####

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of
Three Thousand Six Hundred Seventy Six Dollars dollars **\$3,676.00**

Payment to be made as follows:

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 No. 1 of 1

Sun State Landscape Management inc.

8920 Erie Lane

Parrish, FL 34219

(941) 776-2897 office

(941) 776-0857 admin. fax



Design / Build Contractors

Landscaping Maintenance

Irrigation Systems

<u>PROPOSAL SUBMITTED TO</u> Grey Hawk Landing CDD	<u>PHONE</u>	<u>DATE</u> 6-25-25
<u>STREET</u> 3434 Colweel Ave Unit 200	<u>JOB NAME</u> Amentiy Roundabout	
<u>CITY, STATE, ZIP CODE</u> Tampa FL 33614	<u>JOB LOCATIONS</u>	
<u>ARCHITECT</u>	<u>DATE OF PLANS</u>	<u>JOB PHONE</u>

We hereby submit specifications and materials for:

5a - This is a proposal to remove the sod/weeds in the round about in front of the Amenity Center and replace with "Rail Road Vine" in the report it ask for 3 gallon plants. We were only able to locate one gallon plants

We estimate it will take 275 one gallons	Sod removal	\$150.00
	Railroad Vine	\$2,475.00
	Total	\$2,625.00

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of
Two Thousand Six Hundred Twenty Five dollars **\$2,625.00**

Payment to be made as follows:

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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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> Grey Hawk Landing CDD	<u>DATE</u> 6/20/2025
<u>STREET</u> 3434 Colwell Ave UNIT 200	<u>JOB NAME</u> Stake Large Queen Palms
<u>CITY, STATE, ZIP CODE</u> Tampa, FL, 33614	<u>JOB LOCATIONS</u> Rec Center along GH Blvd.
<u>Reference</u>	<u>DATE OF PLANS</u>

We hereby submit specifications and materials for:

This is a proposal to stake 4 Large queen palms at the Rec center. This will require a track machine.

We will stake them with 4 2X4 each and use stainless banding	QTY	Price	Total
	4	\$350.00	\$1,400.00

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of
Fourteen Hundred Dolalrs Zero Cents **\$1,400.00**

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

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Page 1 of 1

Design / Build Contractors

Landscaping, Irrigation,

Maintenance

PROPOSAL SUBMITTED TO Grey Hawk Landing CDD	DATE 8/20/2024
STREET 3434 Colwell Ave UNIT 200	JOB NAME July Field Inspection Report
CITY, STATE, ZIP CODE Tampa, FL, 33614	JOB LOCATIONS Greyhawk Landing Common Areas
Reference 014	DATE OF PLANS

We hereby submit specifications and materials for:

Material:	SIZE	QTY	PRICE	TOTAL
Address items 1-7 from the July Field Inspection Report	T&M	Not To Exceed	\$7,500.00	\$7,500.00
Address item 11- Install Juniper	3 gal	4	\$15.00	\$60.00
Address item 13- Trimming of Washi's	20+O.A	5	150.00	\$750.00
Address item 19- Install Sweet Viburnum	7 gal	2	\$90.00	\$180.00
Address item 20- Lift Trees along GH Blvd(Peregrin and Mulberry)	T&M	Not To Exceed	\$1,500.00	\$1,500.00
Address item 29- Remove Moss on trees (between Cara Cara LP)	T&M	Not To Exceed	\$3,000.00	\$3,000.00
Address item 37- Remove Moss (N. of Penguin Dr)	T&M	Not To Exceed	\$2,000.00	\$2,000.00
Address item 44- Lift trees N. of Daisy Pl. on GhBlvd.	T&M	Not To Exceed	\$2,000.00	\$2,000.00
Address item 46- Lift trees N. of Lavender Lp, remove moss	T&M	Not To Exceed	\$2,000.00	\$2,000.00
Address item 49- Remove moss near Snapdragon on Petunia	T&M	Not To Exceed	\$1,500.00	\$1,500.00
Address item 53- Removal and Installation of St. Augustine	Sq. Ft.	8800	\$1.75	\$15,400.00

See Next Page

See Next Page

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

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Page 1 of 1

Design / Build Contractors

Landscaping, Irrigation,

Maintenance

PROPOSAL SUBMITTED TO

Grey Hawk Landing CDD

DATE

8/20/2024

STREET

3434 Colwell Ave UNIT 200

JOB NAME

July Field Inspection Report

CITY, STATE, ZIP CODE

Tampa, FL, 33614

JOB LOCATIONS

Greyhawk Landing Common Areas

Reference

014

DATE OF PLANS

We hereby submit specifications and materials for:

Material:	SIZE	QTY	PRICE	TOTAL
Address item 73- Replace Sweet Viburnum	7 gal.	50	\$90.00	\$4,500.00
Address item 73- Removal and Installation of St. Augustine	Sq. Ft	4000	\$1.75	\$7,000.00
Address item 74- Replace Sweet Viburnum	7 gal.	35	\$90.00	\$3,150.00
Total: Not To Exceed				\$50,540.00

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
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Signature

Date of Acceptance

Signature

Tab 3



GREYHAWK LANDING

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

FIELD MANAGER MONTHLY REPORT

Andrew Davis – July 24th, 2025

Aquatics - Lakes & Ponds Update:

- Crosscreek sent out total of 7 crew members over the span of two days, in order to treat and manage a large number of ponds that have exploded with excessive vegetation growth and algae blooms. (July 11, and July 12)

Items to be addressed by Cross creek that are pending:

- Conservation clearing that was approved last meeting had to be delayed while the ground dries up enough for the machinery to pass. If we did not delay the timeline for the clearing project, the machines could damage areas of sod/turf as the machines pass behind homes in the common area.
- (Pond 27E) Crosscreek needed locates from county before crews dig the trench line to the compressor. (Everything else is good to go)
- (Pond 26E) Requesting to have a cover over the existing compressor housing to reduce noise transmissions to surrounding home[s] and/or a sound dampener consisting of small shrubs between house and compressor unit.

SSLM

Meetings held on 07/02, 07/15, and 07/23,

Items to be addressed by Sunstate that are pending:

As of 07/02, the Tucor irrigation timer at front entrance was reinstalled.

Testing required 2+ days for corrective maintenance re-programming of the zones in order to do wet checks.

As of 07/15 – still waiting on a wet check report to be provided to district staff

CDD Facilities Update:

Operations/Maintenance Accomplishments for the month (April 24th – May 22nd)

- July 7th – Baseball diamond was sprayed by SSLM for weeds in the baseline of clay
- July 14th and 15 – Baseball diamond clay was dragged and tended to
- Monuments through out the community were showing signs of algae and mold. Monuments were treated with 30 second cleaner to reduce build up

Signs at each gate entrance were replaced to show the new cost for damaging gates (old price of \$500.00 was increased to \$1,250.00)

Active / Pending projects : Recreation Center

- Pool resurfacing and splash pad are still underway and the timeline for completion date of mid-August still looks good

Active / Pending projects : Mulberry Clubhouse

- Roof repair (water leak in ceiling)
- The Spa temperature has not been running up to par recently (within the last 2-weeks)
A vendor was called to troubleshoot the spa but the entire company was off work for the 4th of July holiday and did not return until July 14th.
Upon their return a call was received and a date for troubleshooting was given. We will have details the week of July 14th and an update will be provided at the CDD meeting

Active / Pending projects : Gate House (main entrance)

- Roof repair (water leak in ceiling)
- The Guard house appears to have a leaky roof. A small black area (mold?) is starting to form inside of the bathroom ceiling. Roofing by curry has been notified and will come out to assess the crawl space and identify any issues.
They will inspect Gate house during the Mulberry roof repairs.
As of July 15th : Roofing by curry just needs to schedule this project

Maintenance and Operations

Pending Projects Updates:

- **Pool resurfacing & Splash pad** – Started on Monday, June 9th, and per contractor, is moving right along.
- **RFID gates** – Grounding rods at each of the power meters has been completed. To our knowledge, Manatee County has inspected and passed this portion of the project.
 - Main entrance (SR64) will be operational by the time of the CDD meeting. A small device that powers the swing gates (called a CAP2D) had to be re-ordered because it was defective.
 - Upper manatee swing gates and arm bars **HAVE BEEN** connected to the internet and RFID is now active. We are running into flaws in the system and plan to isolate these complications and remedy a solution during the final walkthrough.

Tab 4

GREYHAWK LANDING

LANDSCAPE INSPECTION REPORT



July 10, 2025
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Clubhouse

General Updates, Recent & Upcoming Maintenance Events

❑ There are no fertilizer applications until October.

The following are action items for Sun State Landscape Management (SSLM) to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation, **Orange** indicates FH Staff. **Bold underlined is information or questions for the BOS.**

1. SSLM needs to reduce the heights of the gold mound and jasmine at the front of the clubhouse and "terrace" between the two different plants by at least 1'. (Pic 1>)
2. SSLM to **Install & Invoice** enough 1 Gal. FULL "Blue My Mind" Blue Daze to fill in some bare spots that are forming in the 2-3 beds along the front of the clubhouse beneath the magnolia trees. Use 12" spacing. (Pic 2)



5. Turf weeds in this area of turf between the pool deck and clubhouse were reported as far back as the previous landscape maintenance vendor. I feel they were never eradicated, and we are now left with this. SSLM to introduce an aggressive weed control program. (Pic 5)



3. **Trees still need to be lifted within the totlot area.**
4. Treat broadleaf weeds and fire ant mounds in the totlot area. Once the fire ant mound is dead, crews must return to rake out all displaced soil to re-expose either turf or mulch.



Clubhouse

6. SSLM to remove the hanging palm fruit from those palm surrounding the pool deck. Treat the oleander for caterpillar. Remove palm debris from the beds surrounding the pool deck. (Pic 6)



7. Those oleander that did not produce new growth after being rejuve cut need to be removed. (Pic 7)



8. Reduce the height of the star jasmine. This plant either needs to be lowered or the "POOL RULES" sign should be relocated. (Pic 8>)
9. Trim this palm and magnolia away from the roof of the clubhouse. (Pic 9>)
10. The entire foundation planting of dwarf firebush surrounding the clubhouse needs to be lowered to several inches below the windows.

11. What is the status of replacing the turf surrounding the pond in front of the clubhouse and several more areas of failing turf on both sides of Mulberry heading east toward GreyHawk Blvd.(GHBlvd.)? (Pic 11)



Brambling Berm

12. The following pictures represent the failing sweet viburnum on top of the GHBlvd. berm from the Mulberry vicinity to Peregrin. I feel that due to the inactivity of SSLM in trying to resolve the inoperable irrigation controller for an extended period of time, these plants need to be replaced at their expense. This entire berm is loaded with weeds. (Pic 12a – g>)



SR 64 Wall, Greyhawk Blvd.,

13. Much of the Arboricola on the medians in front of the guardhouse have been reduced to sticks. I think these should be rejuve cut. These different plant species also need to be "terraced" - (gold mound, Mammy Croton, arboricola).

14. **Why are there no annuals at the main entrance features? Most all other beds contain annuals.**

15. The SR 64 wall is in dire need of maintenance, both the back and front sides. (Pic 15a – c>)



16. Does the BOS have an opinion on these two trees on the Brambling berm between the guardhouse and Peregrine? Remove? Keep? (Pic 16)



17. The newer installed sweet viburnum on the same berm as above needs to be trimmed to attain consistent heights and the bedline needs detailing.

18. **We received a proposal from SSLM to trim the Washington Palms around the Brambling Ct. pond. They were informed all palms (regardless of height) need to be trimmed on an as-needed basis. This task is still incomplete. (Pic 18>)**

Bramblewood Lift Station, Recreation Center

19. I am not receiving responses to our reports, so I do not have an update regarding the very unkept bed of newly installed pitch apple at the Brambling lift station or a diagnosis/treatment plan for the sweet viburnum that is continuing to fail. (Pics 19a & b>)



20. Remove sun burned plant material from the variegated ginger on the GHBlvd. berm.
21. Diagnose why this patch of pentas (in a largely beautiful row of pentas) on the GHBlvd. roundabout are yellowing outside the Rec. Center. (Pic 21>)

- 22. There are still no replacement plants where we removed failed Loropetalum and replaced with Copperleaf Plants between the Rec.. Center and the pond. This goes**

back to the previous account manager. By what date will these plants be replaced and the irrigation altered to support new plants? (Pic 22)



Recreation Center, Village Entrances

23. There remains a lot of dead juniper in the bed between the Rec. Center and the pond bank.

24. Remove a failed Mammy Croton to the left of the front door of the Rec. Center.

25. There remain dead trees in the low-lying area between the GHBlvd. roundabout and Petre Trail. These need to be flush cut. (Pic 25)



Cara Cara - SOuth



Cara Cara North



Cara Cara North

26. The condition of the village entrance medians did not change and definitely did not improve since the last inspection. I wanted to make that statement instead of bulking up the report with the same comments saying the same thing. Here are the photos. I have requested, once again, a copy of the last irrigation wet check reports.



Petrel Trail

Villages

<26e



Kite Drive We should remove this palm and replace

<26h



Lavender Loop – Why are these extremely woody Juniper plants remaining?

<26f



Natureview Circle - South

<26i



Natureview Circle - North

<26g



Natureview Circle - South

<26j



Daisy Place



Lavender Loop, Greyhawk Blvd. Northbound from Lavender Loop



27. The cutbacks at the butterfly gardens were productive as the plants are much fuller than they were a couple months ago.
28. Crews need to improve at line trimming to the water's edge.

29. Low-hanging trees are still present northward on GHBlvd.

30. The dead Queen Palm is still in place at the outbound monument at UMRR. This needs to be at least flush cut. (Pic 30)



- 31. There have been no warranty plant replacements of the sweet viburnum along the UMRR berm either. By what date will these plants be replaced? (Pics 31a & b>)**

- 32. The Vinca plants at the UMRR monuments**

are not thriving. When are these scheduled to be removed and replaced?

- 33. In my opinion, these magnolias on Fernwalk should be removed. Shall I ask for a proposal to remove them? (Pic 33)**



117th Street, Rosemary Park, Goldenrod, Buttercup

34. Has SSLM verified irrigation is working down the entire east side of 117th Street? Particularly from outside the Petunia cul-de-sac to just south of Sweetgrass. There are many sweet viburnum missing, dead or not thriving in these areas. (Pic 34)



35. There 6' – 7' tall dog fennels in the hedge shown above outside Petunia cul-de-sac.
36. This magnolia in Rosemary Park needs to be flush cut and disposed of. (Pic 36)



37. Make sure the wetland growth (Brazilian Peppers) to encroach into the CDD-maintained turf in Rosemary Park. (Pic 37>)
38. Still awaiting proposals to improve the irrigation layout in Rosemary Park to improve the irrigation efficiency.

39. Remove all tall volunteers from all the shrub beds in Rosemary Park.
40. Any plants that look like this needs to be removed and disposed of. (Pic 40)



41. Crews need to raise the crown of the tree and/or lower the dwarf firebush as the two are growing together at the southern end of Rosemary Park.
42. Remove expansion joint weeds in the Siberian Glen cul-de-sac.
43. Has SSLM verified the irrigation is 100% along the wall south of Goldenrod? Thinning spots in the sweet viburnum continue.
44. Remove sprayed, grassy, dead weeds in the pocket park at Buttercup and Mulberry.



Honeyflower, Mulberry, 117th Street

45. Crews need to stop spraying large weeds and leaving them for extended periods of time. These weeds need to be pulled.

46. Crews need to maintain the tree rings in these sideyard tracts at Honeyflower and Mulberry. (see below & Pic 46)



47. These next pics are from north on 117th Street near the dead end to a little south of Sweetgrass where most of the sweet viburnum are failing. SSLM needs to verify irrigation is 100% down this roadside. (Pics 47a & b & inset)



Proposals

No. 2 in the report is an Install & Invoice.

1. SSLM to provide a proposal to completely remove this “all but dead” magnolia on the north side of Mulberry across from Marigold and replace with a 45 Gal., “Bracken’s Brown Beauty” magnolia, *Magnolia grandiflora* ‘Bracken’s Brown Beauty’. Proposal must include a working flood bubbler attached through the top of a 30 Gal. Gator Bag which sits in an 8” – 10” earthen water saucer surrounding the rootball. (Pic 1)



2. SSLM to provide a proposal to flush cut this dead tree at the end of the sweet viburnum hedge on the outbound lanes of Mulberry near GHBlvd. (Pic 2)



3. SSLM to provide a proposal to hand grade this area between the Rec. Center pool deck and the pond. Water sheet flows from the pool deck over the landscape beds and then into the turf area where it is causing erosion down the pond slope. Include hand grading (infill of topsoil, if necessary) and the installation of new St. Augustine “Floritam” sod. (Pic 3)



4. SSLM to provide a proposal to completely remove this failing red maple on Honeyflower. Proposal to include any necessary fill dirt and new St. Augustine Floritam turf. (Pic 4)



Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 19, 2025
- **FY 2023-2024 Audit Completion Deadline:** Completed
- **Next Election (Seats 2, & 4):** November 2028

District Manager's Report

July 24

2025

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FINANCIAL SUMMARY

6/30/2025

General Fund Cash Balance	\$228,447
Investments Operating	\$938,696
Reserve Fund Investment Balance	\$1,767,533
Debt Service Fund Investment Balance	\$279,980
Capital Projects Fund Investments	\$1,364,263
Total Cash and Investment Balances	\$ 4,578,919
General Fund Expense Variance:	\$1,486 Under Budget



Rizzetta & Company

FEMA 2nd Appeal: The 2nd Appeal was submitted to both FEMA and the Florida Division of Emergency of Emergency Management on 3/18/2025.

Yellowstone vs. Greyhawk Landing: Settlement Agreed to.

Tab 6



Rizzetta & Company

Greyhawk Landing Community Development District

Financial Statements (Unaudited)

June 30, 2025

Prepared by: Rizzetta & Company, Inc.

**greyhawkcdd.org
rizzetta.com**

Greyhawk Landing Community Development District

Balance Sheet

As of 06/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	228,447	0	0	0	228,447	0	0
Investments	938,696	1,767,533	279,980	1,364,263	4,350,473	0	0
Prepaid Expenses	2,074	0	0	0	2,074	0	0
Refundable Deposits	9,130	0	0	0	9,130	0	0
Fixed Assets	0	0	0	0	0	28,987,897	0
Amount Available in Debt Service	0	0	0	0	0	0	279,980
Amount To Be Provided Debt Service	0	0	0	0	0	0	9,142,020
Total Assets	1,178,347	1,767,533	279,980	1,364,263	4,590,124	28,987,897	9,422,000
Liabilities							
Accounts Payable	54,723	0	0	0	54,723	0	0
Accrued Expenses	8,049	0	0	0	8,049	0	0
Other Current Liabilities	76	0	0	0	76	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	9,422,000
Deposits Payable	1,250	0	0	0	1,250	0	0
Total Liabilities	64,098	0	0	0	64,098	0	9,422,000
Fund Equity & Other Credits							
Beginning Fund Balance	537,110	1,641,884	260,687	1,562,613	4,002,293	0	0
Investment In General Fixed Assets	0	0	0	0	0	28,987,897	0
Net Change in Fund Balance	577,139	125,649	19,293	(198,350)	523,733	0	0
Total Fund Equity & Other Credits	1,114,249	1,767,533	279,980	1,364,263	4,526,026	28,987,897	0
Total Liabilities & Fund Equity	1,178,347	1,767,533	279,980	1,364,263	4,590,124	28,987,897	9,422,000

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	20,434	20,434
Special Assessments				
Tax Roll	1,989,099	1,989,099	2,018,743	29,644
Other Misc. Revenues				
Insurance Proceeds	0	0	15,606	15,606
Miscellaneous Revenue	0	0	16,076	16,076
Total Revenues	1,989,099	1,989,099	2,070,859	81,760
Expenditures				
Legislative				
Supervisor Fees	9,600	7,200	6,400	800
Total Legislative	9,600	7,200	6,400	800
Financial & Administrative				
Accounting Services	20,550	15,413	15,412	0
Administrative Services	4,867	3,650	3,651	0
Arbitrage Rebate Calculation	1,000	750	0	750
Assessment Roll	5,408	5,408	5,408	0
Auditing Services	3,650	3,650	3,650	0
Bank Fees	451	338	1,308	(970)
Disclosure Report	1,000	750	0	750
District Engineer	40,000	30,000	27,081	2,919
District Management	24,336	18,252	18,252	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,326	3,244	3,244	0
Legal Advertising	2,300	1,725	708	1,018
Miscellaneous Mailings	1,000	750	0	750
Public Officials Liability Insurance	3,804	3,804	3,700	104
Trustees Fees	11,530	11,530	11,479	50
Website Hosting, Maintenance, Backup & E	4,418	3,698	3,698	0
Total Financial & Administrative	128,815	103,137	97,766	5,371
Legal Counsel				
District Counsel	42,311	31,734	46,650	(14,916)
Outside Counsel	0	0	350	(350)
Total Legal Counsel	42,311	31,734	47,000	(15,266)
Security Operations				
FHP Patrol	35,000	26,250	15,670	10,580
Guard & Gate Facility Maintenance & Repa	10,000	7,500	19,646	(12,147)
Security Camera Maintenance	6,100	4,575	6,324	(1,748)
Security Monitoring Services	7,640	5,730	6,133	(403)
Security Services & Patrols	337,052	252,789	253,061	(272)
Total Security Operations	395,792	296,844	300,834	(3,990)
Electric Utility Services				

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 06/30/2025	Year To Date 06/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Recreation Facilities	58,000	43,500	28,786	14,714
Utility - Street Lights	12,000	9,000	8,214	785
Utility Services	32,000	23,999	19,935	4,065
Total Electric Utility Services	102,000	76,499	56,935	19,564
Gas Utility Service				
Utility Services	210	158	172	(14)
Total Gas Utility Service	210	158	172	(14)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	12,200	9,150	9,392	(242)
Total Garbage/Solid Waste Control Services	12,200	9,150	9,392	(242)
Water-Sewer Combination Services				
Utility Services	22,000	16,500	27,891	(11,391)
Total Water-Sewer Combination Services	22,000	16,500	27,891	(11,391)
Stormwater Control				
Aquatic Maintenance	49,747	37,310	35,875	1,435
Aquatic Plant Replacement	3,000	2,250	0	2,250
Fountain Service Repair & Maintenance	4,500	3,375	0	3,375
Lake/Pond Bank Maintenance & Repair	5,000	3,750	24,612	(20,862)
Midge Fly Treatments	10,000	7,500	0	7,500
Stormwater System Maintenance	4,700	3,525	15,750	(12,225)
Wetland Invasive Areas Maintenance	35,500	26,625	12,871	13,754
Wetland Monitoring & Maintenance	13,312	9,984	15,165	(5,181)
Total Stormwater Control	125,759	94,319	104,273	(9,954)
Other Physical Environment				
Employee - Salaries	218,665	163,999	143,845	20,154
Employee - Workers Comp	850	850	850	0
Entry & Walls Maintenance & Repair	4,000	3,000	300	2,700
Fire Ant Treatment	8,000	6,000	0	6,000
General Liability Insurance	4,234	4,234	4,036	198
Holiday Decorations	15,000	15,000	16,250	(1,250)
Hurricane Related Expenses	0	0	136,561	(136,561)
Irrigation Maintenance	28,200	21,150	23,440	(2,291)
Landscape - Annuals/Flowers	17,500	13,124	21,086	(7,960)
Landscape - Mulch	37,000	27,750	43,765	(16,015)
Landscape Inspection Services	5,100	4,250	4,250	0
Landscape Maintenance	372,000	279,000	270,975	8,025
Landscape Replacement Plants, Shrubs, Tr	50,000	37,500	15,615	21,885
Property Insurance	31,720	31,720	30,713	1,007
Tree Trimming Services	20,000	15,000	2,405	12,595
Total Other Physical Environment	812,269	622,577	714,091	(91,513)
Road & Street Facilities				
Gate Maintenance & Repair	12,000	9,000	0	9,000
Parking Lot Repair & Maintenance	1,500	1,125	0	1,125
Roadway Repair & Maintenance	2,500	1,875	0	1,875
Sidewalk Maintenance & Repair	45,000	33,750	2,200	31,550

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 06/30/2025	Year To Date 06/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Street Light/Decorative Light Maintenance	30,000	22,500	23,393	(894)
Street Sign Repair & Replacement	5,000	3,750	0	3,750
Total Road & Street Facilities	96,000	72,000	25,593	46,406
Parks & Recreation				
Athletic Court/Field/Playground Maintenance	5,000	3,750	1,211	2,539
Basketball Court Maintenance & Supplies	3,000	2,250	0	2,250
Cable & Internet	15,300	11,475	15,483	(4,008)
Clubhouse Janitorial Services	11,108	8,331	8,572	(241)
Dock Repairs and Maintenance	3,000	2,250	0	2,250
Facility Supplies	6,000	4,500	3,467	1,033
Fitness Equipment Maintenance & Repair	7,500	5,625	3,103	2,522
Maintenance & Repairs	39,500	29,625	17,612	12,013
Office Supplies	4,500	3,375	1,351	2,024
Pest Control & Termite Bond	1,700	1,275	2,980	(1,705)
Playground Equipment & Maintenance	2,000	1,500	0	1,500
Pool Repairs	33,000	24,750	6,293	18,457
Pool Service Contract	46,200	34,650	34,650	0
Pool/Water Park/Fountain Maintenance	1,000	750	3,865	(3,116)
Tennis Court Maintenance & Supplies	5,000	3,750	0	3,750
Vehicle Maintenance	3,335	2,501	3,610	(1,108)
Total Parks & Recreation	187,143	140,357	102,197	38,160
Contingency				
Capital Projects	25,000	18,750	0	18,750
Miscellaneous Contingency	30,000	22,500	17,695	4,805
Total Contingency	55,000	41,250	17,695	23,555
Total Expenditures	1,989,099	1,511,725	1,510,239	1,486
Total Excess of Revenues Over(Under) Expenditures	0	477,374	560,620	83,246
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	901,025	901,025
Prior Year AP Credit				
Prior Year A/P Credits	0	0	39,255	39,255
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(923,761)	(923,761)
Total Other Financing Sources(Uses)	0	0	16,519	16,519
Fund Balance, Beginning of Period	0	0	537,110	537,110
Total Fund Balance, End of Period	0	477,374	1,114,249	636,875

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	51,287	51,287
Special Assessments				
Tax Roll	270,000	270,000	270,000	0
Total Revenues	<u>270,000</u>	<u>270,000</u>	<u>321,287</u>	<u>51,287</u>
Expenditures				
Financial & Administrative				
Bank Fees	0	0	10	(10)
Total Financial & Administrative	<u>0</u>	<u>0</u>	<u>10</u>	<u>(10)</u>
Contingency				
Capital Reserve	270,000	270,000	216,873	53,127
Total Contingency	<u>270,000</u>	<u>270,000</u>	<u>216,873</u>	<u>53,127</u>
Total Expenditures	<u>270,000</u>	<u>270,000</u>	<u>216,883</u>	<u>53,117</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>104,404</u>	<u>104,404</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	923,761	923,761
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(901,025)	(901,025)
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	(1,490)	(1,490)
Total Gain or Loss on Investments	<u>0</u>	<u>0</u>	<u>(1,490)</u>	<u>(1,490)</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>21,246</u>	<u>21,246</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,641,883</u>	<u>1,641,883</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,767,533</u>	<u>1,767,533</u>

985 Debt Service Fund S2021 Refund **Greyhawk Landing Community Development District**
Statement of Revenues and Expenditures
As of 06/30/2025
(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,027	5,027
Special Assessments				
Tax Roll	354,900	354,900	359,510	4,610
Total Revenues	<u>354,900</u>	<u>354,900</u>	<u>364,537</u>	<u>9,637</u>
Expenditures				
Debt Service				
Interest	55,900	55,900	58,360	(2,460)
Principal	299,000	299,000	299,000	0
Total Debt Service	<u>354,900</u>	<u>354,900</u>	<u>357,360</u>	<u>(2,460)</u>
Total Expenditures	<u>354,900</u>	<u>354,900</u>	<u>357,360</u>	<u>(2,460)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>7,177</u>	<u>7,177</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>73,525</u>	<u>73,525</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>80,702</u>	<u>80,702</u>

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,973	4,973
Special Assessments				
Tax Roll	305,910	305,910	309,883	3,974
Total Revenues	<u>305,910</u>	<u>305,910</u>	<u>314,856</u>	<u>8,947</u>
Expenditures				
Debt Service				
Interest	184,910	184,910	187,088	(2,179)
Principal	121,000	121,000	121,000	0
Total Debt Service	<u>305,910</u>	<u>305,910</u>	<u>308,088</u>	<u>(2,179)</u>
Total Expenditures	<u>305,910</u>	<u>305,910</u>	<u>308,088</u>	<u>(2,179)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>6,768</u>	<u>6,768</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>126,445</u>	<u>126,445</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>133,213</u>	<u>133,213</u>

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,935	3,935
Special Assessments				
Tax Roll	311,771	311,771	315,821	4,050
Total Revenues	<u>311,771</u>	<u>311,771</u>	<u>319,756</u>	<u>7,985</u>
Expenditures				
Debt Service				
Interest	80,771	80,771	83,408	(2,637)
Principal	231,000	231,000	231,000	0
Total Debt Service	<u>311,771</u>	<u>311,771</u>	<u>314,408</u>	<u>(2,637)</u>
Total Expenditures	<u>311,771</u>	<u>311,771</u>	<u>314,408</u>	<u>(2,637)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>5,348</u>	<u>5,348</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>60,718</u>	<u>60,718</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>66,066</u>	<u>66,066</u>

See Notes to Unaudited Financial Statements

985 Capital Projects Fund S2021 **Greyhawk Landing Community Development District**

Statement of Revenues and Expenditures

As of 06/30/2025
(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	52,887	52,887
Total Revenues	0	0	52,887	52,887
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	251,237	(251,237)
Total Other Physical Environment	0	0	251,237	(251,237)
Total Expenditures	0	0	251,237	(251,237)
Total Excess of Revenues Over(Under) Expenditures	0	0	(198,350)	(198,350)
Fund Balance, Beginning of Period	0	0	1,562,613	1,562,613
Total Fund Balance, End of Period	0	0	1,364,263	1,364,263

See Notes to Unaudited Financial Statements

Greyhawk Landing CDD
Investment Summary
June 30, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2025</u>
FL CLASS General	Average Monthly Yield 4.3616%	\$ 938,696
		-
	Total General Fund Investments	\$ 938,696
FL CLASS General Fund Reserve - Enhanced Cash	Average Monthly Yield 4.4224%	\$ 775,344
FL CLASS General Fund Reserve	Average Monthly Yield 4.3616%	377
Valley National Reserve	Governmental Checking/ ICS	797,052
Valley National Road Reserve	Governmental Checking	194,760
	Total Reserve Fund Investments	\$ 1,767,533
US Bank S2021 Refunding - Revenue	US Bank Money Market GCTS 0490	\$ 80,701
US Bank S2021 Revenue	US Bank Money Market GCTS 0490	66,066
US Bank S2023 Interest	US Bank Money Market GCTS 0490	2,010
US Bank S2023 Revenue	US Bank Money Market GCTS 0490	131,203
	Total Debt Service Fund Investments	\$ 279,980
US Bank S2021 Acquisition & Construction	US Bank Money Market GCTS 0490	\$ 1,364,263
	Total Capital Projects Fund Investments	\$ 1,364,263

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Greyhawk Landing Community Development District
Summary A/P Ledger
From 06/01/2025 to 06/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
985, 2776						
	985 General Fund	06/10/2025	Charter Communica-	0034318061025	06.25 700 Greyhawk Blvd	220.99
	985 General Fund	06/30/2025	tions Crosscreek Environ- mental, Inc.	ACH 21737	06/25 Monthly Maintenance - Vegetation	950.00
	985 General Fund	06/17/2025	Crosscreek Environ- mental, Inc.	21529	06/25-08/25 Quarterly Maintenance	3,200.00
	985 General Fund	06/17/2025	Crosscreek Environ- mental, Inc.	21530	06/25 Monthly Maintenance	3,986.10
	985 General Fund	06/15/2025	FL Off Duty Police	GH061525	06/25 Off Duty Patrol Ser- vices 06/25	3,150.00
	985 General Fund	06/19/2025	Lyfe Outdoor Comfort Solutions	78726	06/25 Refill Systems 06/25	645.00
	985 General Fund	06/23/2025	Main Gate Enter- prises, Inc.	36461	06/25 Service Call - Sawcut	1,998.00
	985 General Fund	06/25/2025	Main Gate Enter- prises, Inc.	36483	06/25 Service Call 06/25	532.30
	985 General Fund	06/25/2025	Main Gate Enter- prises, Inc.	36478	06/25 Service Call 06/25	125.00
	985 General Fund	06/25/2025	Manatee County Utili- ties Department	MCUD Summary 06/25 ACH	06/25 MCUD Summary	1,043.58
	985 General Fund	06/25/2025	Manatee County Utili- ties Department	MCUD Summary 06/25 ACH	06/25 MCUD Summary	3,656.07
	985 General Fund	06/29/2025	Nostalgic Lampposts & Mailboxes Plus, Inc.	3445	06/25 Install LED Lamp	230.00
	985 General Fund	06/25/2025	Redwire	598762	06/25 Fire System/Monthly Monitoring 07/25	201.40
	985 General Fund	06/27/2025	Redwire	599835	06/25 Fire System/Monthly Monitoring 06/25 - Ad- ditional hours	1,976.50
	985 General Fund	06/17/2025	Redwire	595713	06/25 Fire Alarm/Test & In- spection 06/25	125.00
	985 General Fund	06/11/2025	Rizzetta & Company, Inc.	RET0000001818	CM District Management Fee-Landscape Con- sulting Services	(500.00)
	985 General Fund	06/09/2025	TECO Peoples Gas	211012697549	05/25 12350 Mulberry Ave	19.10
	985 General Fund	06/26/2025	Universal Protection Service, LLC	ACH 17228415	05/25 Security Services	24,354.18
	985 General Fund	06/26/2025	Universal Protection Service, LLC	17228416	05/30/25-06/26/25 Security Services	6,181.83
	985 General Fund	06/30/2025	Valley National Bank	Greyhawk Valley Visa 06/25 ACH	05/30/25-06/26/25 Maintenance 06/25	80.46
	985 General Fund	06/30/2025	Valley National Bank	Greyhawk Valley Visa 06/25 ACH	06/25 Maintenance 06/25	144.54
	985 General Fund	06/30/2025	Valley National Bank	Greyhawk Valley Visa 06/25 ACH	06/25 Maintenance 06/25	539.38
	985 General Fund	06/30/2025	Valley National Bank	Greyhawk Valley Visa 06/25 ACH	06/25 Maintenance 06/25	778.60
	985 General Fund	06/30/2025	Valley National Bank	Greyhawk Valley Visa 06/25 ACH	06/25 Maintenance 06/25	981.57
	985 General Fund	06/21/2025	Verizon Wireless	6116624982	06/25 Phone Service - Account 820583362	103.35
				ACH	06/25	
Sum for 985, 2776						54,722.95
Sum for 985						54,722.95
Sum Total						54,722.95

Greyhawk Landing Community Development District
Notes to Unaudited Financial Statements
June 30, 2025

Balance Sheet

1. Trust statement activity has been recorded through 6/30/25.
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 7

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures June 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$229,162.15**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Barcodes Acquisition, Inc.	100628	Q1905887	AlphaPass PVC Proximity Card 06/25	\$ 2,300.00
Chad Stanley Chester	100621	CC052225	Board of Supervisor Meeting 05/22/25	\$ 200.00
Chad Stanley Chester	100662	CC062625	Board of Supervisor Meeting 06/26/25	\$ 200.00
Charter Communications	100647	2786891060425 06/25	110 Greyhawk Blvd -Gate 06/25	\$ 185.93
Cheryl Ady	100622	CA052225	Board of Supervisor Meeting 05/22/25	\$ 200.00
Cheryl Ady	100663	CA062625	Board of Supervisor Meeting 06/26/25	\$ 200.00
Fitness Logic, Inc.	100648	124712	Monthly Maintenance 06/25	\$ 135.00
Florida Department of Revenue	20250616-1	51-8015445488-7 05/25 ACH	Sales Tax 05/25	\$ 167.57
Florida Power & Light Company	100649	FPL Electric Summary 95925- 44168 05/25-985	FPL Electric Summary 95925-44168 05/25-985	\$ 3,838.07
Florida Power & Light Company	20250624-1	FPL Summary 05/25 ACH- 985	FPL Summary 05/25 ACH-985	\$ 2,365.70
Frontier Florida, LLC	100629	210-141-0055-031323-5 06/25	Internet and Phone Services 06/25	\$ 1,479.96
Frontier Florida, LLC	100629	941-794-6106-033125-5 05/25	Internet Services 05/25	\$ 171.63
Frontier Florida, LLC	100629	941-794-6106-033125-5 06/25	Internet Services 06/25	\$ 88.49

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
G & S Pool Supply, Inc.	100630	255344	Service Call 05/25	\$ 195.00
Gabcon, LLC	100631	61025	Electrical Conduit 06/25	\$ 387.50
Gabcon, LLC	100632	60925	Electrical Conduit 06/25	\$ 1,500.00
Gabcon, LLC	100633	60825	Electrical Conduit 06/25	\$ 1,500.00
Gabcon, LLC	100634	60625	Electrical Conduit 06/25	\$ 1,500.00
Gabcon, LLC	100635	60725	Electrical Conduit 06/25	\$ 1,500.00
Gabcon, LLC	100636	60425	Electrical Conduit 06/25	\$ 1,500.00
Gabcon, LLC	100637	60426	Electrical Conduit 06/25	\$ 1,500.00
GarciaDell, P.A.	100638	31517	Counsel Services 5/25	\$ 447.50
Hillsborough County Tax Collector - Vehicle Reg	100639	02EGML RGS 2025	Registration Renewal 2014/TOYT/WHI 05/25	\$ 47.05
Hillsborough County Tax Collector - Vehicle Reg	100639	QURK33 RGS 2025	Registration Renewal 2013/CTRA 06/24	\$ 24.55
HomeTeam Pest Defense, Inc.	100640	109678929	Pest Control 05/25	\$ 149.90
LaPensee Plumbing, Inc.	100659	510179	Service Call 06/25	\$ 291.32

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Main Gate Enterprises, Inc.	100617	36359	Service Call 05/25	\$ 125.00
Main Gate Enterprises, Inc.	100653	36389	Service Call 06/25	\$ 3,734.00
Main Gate Enterprises, Inc.	100653	36390	Service Call 06/25	\$ 2,129.17
Main Gate Enterprises, Inc.	100653	36395	Service Call 05/25	\$ 200.00
Main Gate Enterprises, Inc.	100653	36396	Service Call 06/25	\$ 204.20
Main Gate Enterprises, Inc.	100653	36406	Service Call 05/25	\$ 204.20
Manatee County Sheriff's Office	100644	4004	Security Services 06/25	\$ 2,600.00
Manatee County Utilities Department	20250617-1	MCUD Summary 05/25 Adjustment ACH	MCUD Summary 05/25 Adjustment 05/25	\$ 531.61
Mark E Bush	100623	MB052225	Board of Supervisor Meeting 05/22/25	\$ 200.00
Mark E Bush	100664	MB062625	Board of Supervisor Meeting 06/26/25	\$ 200.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	100654	3350	LampPost #20 Electrical Supply 05/25	\$ 8,945.50
Nostalgic Lampposts & Mailboxes Plus, Inc.	100660	3405	Street Lights Maintenance 06/25	\$ 1,400.00
Owens Electric, Inc.	100625	33337155	50% Deposit- 6 Different Locations for Gate Control Equipment 06/11	\$ 1,654.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Owens Electric, Inc.	100625	33339074	50% Deposit- Panel Install Gate	\$ 922.50
Owens Electric, Inc.	100641	33160159	Control Box 06/25 Service Call 05/25	\$ 264.00
Owens Electric, Inc.	100661	33371463	Final Invoice- New Ground Systems	\$ 1,654.00
Owens Electric, Inc.	100661	33371965	06/25 Final Invoice- Panel Install Gate	\$ 922.50
Patricia L. Mathews	100624	PM052225	Control Box 06/25 Board of Supervisor Meeting	\$ 200.00
Patricia L. Mathews	100665	PM062625	05/22/25 Board of Supervisor Meeting	\$ 200.00
Persson, Cohen & Mooney, P.A.	100645	6036	06/26/25 Legal Services 05/25	\$ 2,980.00
Pools by Lowell, Inc.	100642	179049802	Pool Repairs 05/25	\$ 146.58
Pools by Lowell, Inc.	100642	179057358	Pool Repairs 05/25	\$ 73.95
Pools by Lowell, Inc.	100642	179078347	Pool Repairs 05/25	\$ 73.95
Pools by Lowell, Inc.	100642	179109677	Pool Services 06/25	\$ 2,250.00
Pools by Lowell, Inc.	100642	179109688	Pool Services 06/25	\$ 1,600.00
Redwire	100618	593959	Fire System/Monthly Monitoring 06/25	\$ 201.40

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100615	INV0000099738	District Management Fees 06/25	\$ 5,696.58
Rizzetta & Company, Inc.	100619	INV0000099782	Amenity Management & Oversight	\$ 8,376.74
Rizzetta & Company, Inc.	100620	INV0000099624	and Personnel Reimbursement Personnel Reimbursement 05/25	\$ 7,190.00
Rizzetta & Company, Inc.	100627	INV0000099806	Cell Phone Reimbursement 05/25	\$ 50.00
Rizzetta & Company, Inc.	100658	INV0000100262	Personnel Reimbursement 06/25	\$ 6,952.12
Roofing By Curry	100655	92148	Roof Repairs 06/25	\$ 1,800.00
Schappacher Engineering, LLC	100643	2873	Engineering Services 05/25	\$ 2,025.00
Southeast Spreading Company, LLC	100667	45876	Mulch Installation 04/25	\$ 6,993.00
Southeast Spreading Company, LLC	100667	46075	Mulch Installation 05/25	\$ 36,771.84
Spectrum	20250620-1	8337 12 013 1816996 06/25 ACH	700 Greyhawk Blvd-Gym 06/25	\$ 32.10
Sun State Landscape Management, Inc.	100656	67275	Irrigation Repairs 05/25	\$ 904.65
Sun State Landscape Management, Inc.	100656	67298	Landscape & Irrigation Maintenance 06/25	\$ 28,564.59
TFR Cleaning Services, Inc.	100626	86817	Janitorial Services 06/25	\$ 1,000.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Pool Works of Florida, Inc.	300001	8004	Pool Resurfacing 06/25	\$ 34,906.80
Universal Protection Service, LLC	100657	17118601	Security Services 04/2/25-05/29/25	\$ 30,156.05
Valley National Bank	20250626-1	Greyhawk Valley Visa 05/25 ACH	Maintenance 05/25	\$ 1,947.60
Verizon Wireless	20250611-1	6114115795 05/25 ACH	Phone Services 05/25	<u>\$ 103.35</u>
Report Total				<u>\$ 229,162.15</u>

Tab 8

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 26, 2025, 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, Chairman
Mark Bush	Board Supervisor, Vice Chairman
Cheri Ady	Board Supervisor, Assistant Secretary
Chad Chester	Board Supervisor, Assistant Secretary
Patty Mathews	Board Supervisor, Assistant Secretary

Also present were:

Matt O’Nolan	District Manager, Rizzetta & Company, Inc.
Andrew Davis	Field Manager, Rizzetta & Company, Inc.
Rick Schappacher	District Engineer, Schappacher Engineering (via phone)
Carlos Trujillo	Sun State Landscape Management, Inc.
Hannah Alhalel	Assistant Field Manager, Rizzetta & Company, Inc.
Dan Lewis	District Counsel – Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

Audience Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. O’Nolan called the meeting to order and conducted roll call.

The Board recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard comments on entrances, ponds, ebikes and July 4th parade.

THIRD ORDER OF BUSINESS

Staff Reports & Updates

A. Aquatic Maintenance

The Chair requested Cross Creek provide proposal for diffuser on pond 47.

On a Motion by Ms. Ady, seconded Mr. Hengel, with all in favor, the Board approved Cross Creek proposals 13433 mulching for \$14, 900 and 13496 additional spraying for \$950 a month, for the Greyhawk Landing Community Development District.

B. Landscape Maintenance

Mr. Trujullo updated the Board on wet checks.

C. Field Manager

Mr. Davis went over his report.

There was a discussion about the gate schedule and the Board would like to further discuss.

On a Motion by Mr. Hengel, seconded Mr. Bush, with all in favor, the Board approved the Giella Designs holiday lighting proposal pending draft from Counsel, for the Greyhawk Landing Community Development District.

C. District Engineer

Mr. Schappacher spoke about the road repairs starting July 14th.

The Board tabled the discussion of traffic signage until the July meeting.

D. District Counsel

Mr. Lewis gave his report to the Board.

E. District Manager

Mr. O'Nolan advised that the next meeting will be held on July 24th at 6:00pm.

There was a discussion to change the date of the August 21, 2025 meeting.

On a Motion by Mr. Hengel, seconded Ms. Ady, with all in favor, the Board approved the revised budget resolution 2025-04, changing the meeting date to August 19th at 5:30 pm, for the Greyhawk Landing Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of the Operations and
Maintenance Expenditures for the
Month of May 2025**

On a Motion by Mr. Hengel, seconded Mr. Chester, with all in favor, the Board approved the Operations and Maintenance Expenditures for May 2025 (\$167,374.61), for the Greyhawk Landing Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors Meeting held on May 22,
2025**

On a Motion by Mr. Chester, seconded Ms. Mathews, with all in favor, the Board approved, the Meeting Minutes for May 22, 2025, for the Greyhawk Landing Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Pressure Washing
Proposals**

The Board tabled the pressure washing proposal until the July meeting.

Mr. O'Nolan and Mr. Davis will investigate how much was spent last year on pressure washing and advise the Board.

SEVENTH ORDER OF BUSINESS

**Consideration of Auto Speed
Mediation**

There was a discussion of speeding mitigation options.

The Board directed staff to continue to adjust the schedule and rotation of the off-duty Officers.

EIGHTH ORDER OF BUSINESS

Discussion of Heat Pumps for REC

On a Motion by Ms. Mathews, seconded Mr. Bush, with all in favor, the Board approved a not to exceed of \$45,000 authorizing the Chair to approve and negotiate heat pump installation at REC, for the Greyhawk Landing Community Development District.

NINTH ORDER OF BUSINESS

Discussion of Gate Cameras

The Board tabled the discussion of gate cameras until the July meeting.

TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Ady advised that she will not be in attendance for the July meeting, requested a follow-with vendor, and requested Mr. Davis find W9 for handicap door access button.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. O'Nolan stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Ms. Mathews, seconded Mr. Bush, with all in favor, the Board of Supervisors adjourned the regular board meeting at 8:11pm, for the Board for the Greyhawk Landing Community Development District.

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139
140
141
142
143
144
145
146

Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 9

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



Estimate

Date	Invoice #
	30558

Billing Inquiries (941) 952-1000

Bill To

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

Service Location

Greyhawk Landing
700 Greyhawk Blvd
Bradenton, FL 34212

Quantity	Description	Price	Amount
	<p>Commercial Services - All residential areas: Curbs and Miami gutters cleaned all areas in the residential neighborhoods including median landscape curbs at the neighborhood entrances. (Areas Marked in Lt Blue and Lt Green on the attached maps)</p> <p>This quote does not include any sidewalks in front of residential homes or common areas.</p> <p>Please note: This does not include irrigation or rust stain removal.</p> <p>Please Note: - Any changes to this order must be in writing and requires new signed approved order no less than 7 days before service.</p> <p>**An inspection by a designated representative of the property should be completed within 48 hours of the completion of work and any job-related issues must be reported in writing.</p> <p>A deposit of 25% (\$7,562.50) is required, and must be received prior to the first day of service.</p> <p>We can use water from the neighborhood Fire Hydrants as we have a Manatee County water meter. (No extra charge)</p> <p>***Starting in the Month of October***</p> <p>This project will take 14 to 18 days to complete.</p> <p>*</p> <p>Gorilla Kleen, LLC agrees to provide services in the amount of \$30,770.00 to Greyhawk Landing</p>	30,770.00	30,770.00

Payment is due 15 days from date of service.
Deposits and progress payments may be required on large volume jobs.

DISCOUNT
SUBTOTAL
TAX
TOTAL
PAYMENTS
BALANCE

Thank you for your business

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



Estimate

Date	Invoice #
	30558

Billing Inquiries (941) 952-1000

Bill To

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

Service Location

Greyhawk Landing
700 Greyhawk Blvd
Bradenton, FL 34212

Quantity	Description	Price	Amount
	CDD on an annual basis, commencing in 2025 or 2026 and continuing for two additional years (a total of 3 services) at the contracted price of \$30,770.00. After the initial 3-year term the contract will automatically renew annually unless terminated by either party. Gorilla Kleen LLC may request a pricing increase after the initial 3-year term; however, the contract will not automatically renew unless Greyhawk Landing CDD agrees to the pricing increase. This contract may be terminated by either party with 90 days' notice.		

Payment is due 15 days from date of service.
Deposits and progress payments may be required on large volume jobs.

DISCOUNT	
SUBTOTAL	
TAX	
TOTAL	\$30,770.00
PAYMENTS	\$0.00
BALANCE	\$30,770.00

Thank you for your business

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



Estimate

Date	Invoice #
	30718

Billing Inquiries (941) 952-1000

Bill To

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

Service Location

Greyhawk Landing
700 Greyhawk Blvd
Bradenton, FL 34212

Quantity	Description	Price	Amount
	Commercial Services - Curbs and Miami gutters cleaned along Greyhawk Blvd and Mulberry Ave. This includes the landscaped islands at both entrances and around the guard house. (Marked in Dark Blue on the attached maps) *	7,400.00	7,400.00
	Commercial Services - Pavers cleaned at the crosswalks. (Marked in Dark Red on the attached map) along Mulberry Ave. *	190.00	190.00
	Commercial Services - Landscape curbing throughout the parking area at the 700 Greyhawk Blvd Rec Center. (Marked in Light Green on the attached map) Also includes approx. 30 parking bumpers cleaned. *	320.00	320.00
	Commercial Services - Landscape curbing throughout the parking area at the Mulberry Ave Clubhouse (Marked in Light Green on the attached map) Also includes approx. 34 parking bumpers cleaned. *	530.00	530.00
	Please note: This does not include irrigation or rust stain removal.		

Payment is due 15 days from date of service.
Deposits and progress payments may be required on large volume jobs.

DISCOUNT
SUBTOTAL
TAX
TOTAL
PAYMENTS
BALANCE

Thank you for your business

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



Estimate

Date	Invoice #
	30718

Billing Inquiries (941) 952-1000

Bill To

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

Service Location

Greyhawk Landing
700 Greyhawk Blvd
Bradenton, FL 34212

Quantity	Description	Price	Amount
	<p>Please note: Any changes to this order must be in writing and requires new signed approved order no less than 7 days before service.</p> <p>**An inspection by a designated representative of the property should be completed within 48 hours of the completion of work and any job-related issues must be reported in writing.</p> <p>A deposit of 25% (\$2,241.25) is required, and must be received prior to the first day of service.</p> <p>We can use water from the neighborhood Fire Hydrants as we have a Manatee County water meter. (No extra charge)</p> <p>***Starting in the month of January***</p> <p>This project will take 4 to 5 days to complete.</p> <p>*</p> <p>Gorilla Kleen, LLC agrees to provide services in the amount of \$8,440.00 to Greyhawk Landing CDD on an annual basis, commencing in 2026 and continuing for two additional years (a total of 3 services) at the contracted price of \$8,440.00. After the initial 3-year term the contract will automatically renew annually unless terminated by either party. Gorilla Kleen LLC may request a pricing increase after the initial 3-year term; however, the contract will not automatically renew unless Greyhawk Landing CDD agrees to the pricing increase. This contract may be terminated</p>		

Payment is due 15 days from date of service.
Deposits and progress payments may be required on large volume jobs.

DISCOUNT
SUBTOTAL
TAX
TOTAL
PAYMENTS
BALANCE

Thank you for your business

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



Estimate

Date	Invoice #
	30718

Billing Inquiries (941) 952-1000

Bill To

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

Service Location

Greyhawk Landing
700 Greyhawk Blvd
Bradenton, FL 34212

Quantity	Description	Price	Amount
	by either party with 90 days' notice.		

Payment is due 15 days from date of service.
Deposits and progress payments may be required on large volume jobs.

DISCOUNT	
SUBTOTAL	
TAX	
TOTAL	\$8,440.00
PAYMENTS	\$0.00
BALANCE	\$8,440.00

Thank you for your business

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



Estimate

Date	Invoice #
	30721

Billing Inquiries (941) 952-1000

Bill To

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

Service Location

3434 Coldwell Ave, Suite 200
Tampa, FL 33614

Quantity	Description	Price	Amount
	Commercial Services - Sidewalks cleaned in all residential areas (Marked in Red on the attached map) We will use a surface cleaning machine and apply a light application of chlorine to help extend the life of the cleaning. Please note: This does not include irrigation or rust stain removal. *	33,895.00	33,895.00
	Commercial Services - All nature walks cleaned (Marked in Pink on the attached map) *	16,920.00	16,920.00
	Commercial Services - All sidewalks cleaned at the Mulberry Clubhouse area. (Marked in Green on the attached map) *	800.00	800.00
	Commercial Services - All sidewalks cleaned at the Greyhawk Rec Center (Marked in Green on the attached map) *	495.00	495.00
	Please note: Any changes to this order must be in writing and requires new signed approved order no less than 7 days before service.		

Payment is due 15 days from date of service.
Deposits and progress payments may be required on large volume jobs.

DISCOUNT
SUBTOTAL
TAX
TOTAL
PAYMENTS
BALANCE

Thank you for your business

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



Estimate

Date	Invoice #
	30721

Billing Inquiries (941) 952-1000

Bill To

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

Service Location

3434 Coldwell Ave, Suite 200
Tampa, FL 33614

Quantity	Description	Price	Amount
	<p>**An inspection by a designated representative of the property should be completed within 48 hours of the completion of work and any job-related issues must be reported in writing.</p> <p>A deposit of 25% (\$13,027.50) is required, and must be received prior to the first day of service.</p> <p>We can use water from the neighborhood Fire Hydrants as we have a Manatee County water meter. (No extra charge)</p> <p>***Starting in the month of April***</p> <p>This project will take 27 to 32 days to complete.</p> <p>*</p> <p>Gorilla Kleen, LLC agrees to provide services in the amount of \$52,110.00 to Greyhawk Landing CDD on an annual basis, commencing in 2026 and continuing for two additional years (a total of 3 services) at the contracted price of \$52,110.00. After the initial 3-year term the contract will automatically renew annually unless terminated by either party. Gorilla Kleen LLC may request a pricing increase after the initial 3-year term; however, the contract will not automatically renew unless Greyhawk Landing CDD agrees to the pricing increase. This contract may be terminated by either party with 90 days' notice.</p>		

Payment is due 15 days from date of service.
Deposits and progress payments may be required on large volume jobs.

DISCOUNT	
SUBTOTAL	
TAX	
TOTAL	\$52,110.00
PAYMENTS	\$0.00
BALANCE	\$52,110.00

Thank you for your business

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



Estimate

Date	Invoice #
	30722

Billing Inquiries (941) 952-1000

Bill To

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

Service Location

3434 Coldwell Ave, Suite 200
Tampa, FL 33614

Quantity	Description	Price	Amount
	<p>Commercial Services - Sidewalks cleaned in common areas along Greyhawk Blvd and Mulberry Ave. (Marked in Red on the attached map)</p> <p>We will use a surface cleaning machine and apply a light application of chlorine to help extend the life of the cleaning.</p> <p>*</p> <p>Please note: This does not include irrigation or rust stain removal.</p> <p>Please note: Any changes to this order must be in writing and requires new signed approved order no less than 7 days before service.</p> <p>**An inspection by a designated representative of the property should be completed within 48 hours of the completion of work and any job-related issues must be reported in writing.</p> <p>A deposit of 25% (\$2,241.25) is required, and must be received prior to the first day of service.</p> <p>We can use water from the neighborhood Fire Hydrants as we have a Manatee County water meter. (No extra charge)</p> <p>***Starting in the month of July***</p> <p>This project will take 4 to 5 days to complete.</p> <p>*</p>	7,250.00	7,250.00

Payment is due 15 days from date of service.
Deposits and progress payments may be required on large volume jobs.

DISCOUNT
SUBTOTAL
TAX
TOTAL
PAYMENTS
BALANCE

Thank you for your business

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



Estimate

Date	Invoice #
	30722

Billing Inquiries (941) 952-1000

Bill To

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

Service Location

3434 Coldwell Ave, Suite 200
Tampa, FL 33614

Quantity	Description	Price	Amount
	Gorilla Kleen, LLC agrees to provide services in the amount of \$7,250.00 to Greyhawk Landing CDD on an annual basis, commencing in 2026 and continuing for two additional years (a total of 3 services) at the contracted price of \$7,250.00. After the initial 3-year term the contract will automatically renew annually unless terminated by either party. Gorilla Kleen LLC may request a pricing increase after the initial 3-year term; however, the contract will not automatically renew unless Greyhawk Landing CDD agrees to the pricing increase. This contract may be terminated by either party with 90 days' notice.		

Payment is due 15 days from date of service.
Deposits and progress payments may be required on large volume jobs.

DISCOUNT	
SUBTOTAL	
TAX	
TOTAL	\$7,250.00
PAYMENTS	\$0.00
BALANCE	\$7,250.00

Thank you for your business

RESIDENTIAL & COMMERCIAL FREE ESTIMATES LICENSED & INSURED

ALBRITTON PRESSURE WASHING, LLC

Specializing in all your pressure washing and paver sealing needs.
ROOF SOFTWASHING SPECIALIST

Michael Albritton

941-932-5955

INVOICE

DATE 1-29-24

CUSTOMER Greyhawk Landings Assoc.

DESCRIPTION OF SERVICES		AMOUNT	
	All Residential Gutters	28,850	00
	(Not including GH Blvd		
	and Mulberry Ave)		
	Islands in entire neighborhood	795	00
	Pavers in entire neighborhood	1448	00
	Said areas include pre		
	and post treatments		
PLEASE PAY FROM THIS INVOICE		TOTAL	28,093 00

ACCEPT

DECLINE

Estimate

Date: Jun 17, 2025

No. 689

www.american-powerwashing.com**Presented To:**

GreyHawk Landing CDD

Andrew Davis

12350 Mulberry Avenue

Bradenton, FL 34212



Description	Qty	Each	Amount
Phase 1 - Cleaning All curbs and Miami gutters in Residential Areas	1	\$24,110.00	\$24,110.00
Cleaning to remove mold, mildew, and algae from all curbs and Miami gutters, in residential areas. * Includes Medians / Islands and paver crosswalks. Approximately 127,304 linear feet of curbs			
Phase 2 - Cleaning All curbs and Miami gutters in Common Areas	1	\$7,575.00	\$7,575.00
Cleaning to remove mold, mildew, and algae from all curbs and Miami gutters, in common areas. *Includes both clubhouses, guard house, median/center islands and paver crosswalks Approximately 37,750 linear feet of curbs			
Phase 3 - Cleaning All sidewalks and nature trails in Residential Areas	1	\$11,550.00	\$11,550.00
Cleaning to remove mold, mildew, and algae from all sidewalks and nature trails, in residential areas. Approximately 19,250 linear feet of 6' sidewalks			
Phase 4 - Cleaning All sidewalks and nature trails in Common Areas	1	\$15,000.00	\$15,000.00
Cleaning to remove mold, mildew, and algae from all sidewalks and nature trails, in common areas. * Includes both clubhouses and guard house. Approximately 25,000 linear feet of 6' sidewalks			
Additional Details: * American Power Washing will provide water via Hydrant Meter and cover water usage cost- this will NOT be an additional cost for the district, nor will it be a responsibility of the district.			

** No Deposit required, however, payment terms Net 15 upon receipt of invoice.

*** Does not include rust or oil stain removal- those are separate services that can be contracted on a per request basis.

Total	\$58,235.00
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Thank you for allowing us the opportunity to present our service to you!

ACCEPT

DECLINE

Estimate

Date: Jun 17, 2025

No. 689

www.american-powerwashing.com**Presented To:**

GreyHawk Landing CDD
Andrew Davis
12350 Mulberry Avenue
Bradenton, FL 34212



Description	Qty	Each	Amount
Phase 1 - Cleaning All curbs and Miami gutters in Residential Areas	1	\$24,110.00	\$24,110.00
Cleaning to remove mold, mildew, and algae from all curbs and Miami gutters, in residential areas. * Includes Medians / Islands and paver crosswalks. Approximately 127,304 linear feet of curbs			
Phase 2 - Cleaning All curbs and Miami gutters in Common Areas	1	\$7,575.00	\$7,575.00
Cleaning to remove mold, mildew, and algae from all curbs and Miami gutters, in common areas. *Includes both clubhouses, guard house, median/center islands and paver crosswalks Approximately 37,750 linear feet of curbs			
Phase 3 - Cleaning All sidewalks and nature trails in Residential Areas	1	\$23,100.00	\$23,100.00
Cleaning to remove mold, mildew, and algae from all sidewalks and nature trails, in residential areas. Approximately 19,250 linear feet of 6' sidewalks			
Phase 4 - Cleaning All sidewalks and nature trails in Common Areas	1	\$30,000.00	\$30,000.00
Cleaning to remove mold, mildew, and algae from all sidewalks and nature trails, in common areas. * Includes both clubhouses and guard house. Approximately 25,000 linear feet of 6' sidewalks			
Additional Details: * American Power Washing will provide water via Hydrant Meter and cover water usage cost- this will NOT be an additional cost for the district, nor will it be a responsibility of the district.			

** No Deposit required, however, payment terms Net 15 upon receipt of invoice.

*** Does not include rust or oil stain removal- those are separate services that can be contracted on a per request basis.

Total	\$84,785.00
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Thank you for allowing us the opportunity to present our service to you!

RESIDENTIAL & COMMERCIAL FREE ESTIMATES LICENSED & INSURED

ALBRITTON PRESSURE WASHING, LLC

Specializing in all your pressure washing and paver sealing needs.
ROOF SOFTWASHING SPECIALIST

Michael Albritton **941-932-5955**

INVOICE

DATE 1-29-24

CUSTOMER Greyhawk Blvd LLC

DESCRIPTION OF SERVICES		AMOUNT	
-	Both Mulberry Ave and		
	Greyhawk Blvd clubhouse		
	side walks and curbs incl		
	playground, recreational and		
	tennis court areas		
-	All work will be pre and		
	post treated with cleaning		
-	Water incl with hydrant		
	meter permit		

PLEASE PAY FROM THIS INVOICE

TOTAL 61,950 00

RESIDENTIAL & COMMERCIAL FREE ESTIMATES LICENSED & INSURED

ALBRITTON PRESSURE WASHING, LLC

Specializing in all your pressure washing and paver sealing needs.
ROOF SOFTWASHING SPECIALIST

Michael Albritton

941-932-5955

INVOICE

DATE 1-29-24

CUSTOMER Greyhawk Landings LLC

DESCRIPTION OF SERVICES		AMOUNT	
-	All sidewalks to incl nature trails, Mulberry Ave, Greyhawk Blvd, and common area sidewalks in residential areas		
-	All pavers in entire neighborhood		
-	All islands in entire neighborhood		
-	All residential and common area miami gutters and curbs incl. Greyhawk Blvd, Mulberry Ave, guardhouse, parking lots and park areas etc etc		
TOTAL			

PLEASE PAY FROM THIS INVOICE

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



Estimate

Date	Invoice #
	30558

Billing Inquiries (941) 952-1000

Bill To

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

Service Location

Greyhawk Landing
700 Greyhawk Blvd
Bradenton, FL 34212

Quantity	Description	Price	Amount
	<p>Commercial Services - (All residential areas) Curbs and Miami gutters cleaned all areas in the residential neighborhoods. (Areas Marked in Lt Blue and Lt Green on the attached maps)</p> <p>Attached maps list order #27817 disregard as this is the new assigned order number 30558.</p> <p>This quote does not include any sidewalks in front of residential homes or common areas.</p> <p>Please note: This does not include irrigation or rust stain removal.</p> <p>Please Note: - Any changes to this order must be in writing and require new signed approved order no less than 7 days before service.</p> <p>**An inspection by a designated representative of the property should be completed within 48 hours of the completion of work and any job-related issues must be reported in writing.</p> <p>A deposit of 25% (\$7,562.50) is required, and must be received prior to the first day of service.</p> <p>We can use water from the neighborhood Fire Hydrants as we have a Manatee County water meter. (No extra charge)</p>	30,250.00	30,250.00

Payment is due 15 days from date of service.
Deposits and progress payments may be required on large volume jobs.

DISCOUNT	
SUBTOTAL	
TAX	
TOTAL	\$30,250.00
PAYMENTS	\$0.00
BALANCE	\$30,250.00

Thank you for your business

Tab 10

GREYHAWK LANDING
COMMUNITY DEVELOPMENT DISTRICT

Common Property Policies,
Rules, Regulations and Forms

Issued by the Greyhawk Landing CDD Board of Supervisors

February 27, 2014
Amended June 26, 2014
Amended July 23, 2015
Amended February 23, 2017
Amended (waiting for approval)

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Definitions

"Access Card" — shall mean the photo ID issued by the Greyhawk Landing CDD Board of Supervisors which is required for use of District Common Property. Upon request, all access cards must be available for inspection by a representative of the District; failure to comply with this request may result in suspension of common property privileges.

"Adult" — shall be considered any person eighteen (18) years of age or older.

"Annual User Fee" — shall mean the fee established by the District for any person that is not a resident and wishes to become a non-resident member. The amount of the annual user fee is set forth herein, and that amount is subject to change based on Board action.

"Board of Supervisors" or "Board" shall mean the Greyhawk Landing Community Development District Board of Supervisors.

"Club House" — shall mean the common property amenity facilities located at 12350 Mulberry Avenue.

"Community Event" An event that is organized and conducted by a Board-recognized community organization for the benefit of the entire community.

"Common Property" or "Recreation Facilities"— shall mean all the properties and areas owned by the District including those intended for recreational use and shall include but not specifically be limited to the Recreation Center and Fitness Center, Club House, the playgrounds and existing or to be added recreational areas, walkways, pools, basketball court, pickleball and tennis courts, soccer court, baseball/softball court, volleyball court, nature trails, lakes and docks and all CDD-owned land parcels and waterways and storm drain systems in Greyhawk Landing, together with their appurtenant facilities and areas.

"District" — shall mean the Greyhawk Landing Community Development District.

"District Manager" — shall mean the professional management company with which the District has contracted to provide management services to the District.

"District Representative" — shall mean members of the District's Board of Supervisors, District Manager, Field Manager, and the District's onsite and offsite security companies.

"Field Manager" - contracted facility/property manager employed by the District.

"Family" — shall mean a group of individuals residing under one roof in the District. This does not include relatives or family members not residing in the home except military personnel on assignment. Proof of residence as detailed in the "Resident Access Card Information Form" is required to obtain an access card.

"Fitness Center" — exercise and weightlifting equipment use rooms within the District's Recreation Center facility.

"Guest" or "House Guest" — shall mean any person (i.e., infants, children, and adults) who is invited and who must be accompanied for the day by a Patron to use the common property. The number of guests allowed per household, per visit is limited as defined herein.

"Minor" — shall be considered any person under the age of eighteen (18) years of age.

"Non-Resident Dependent Care Provider" — shall mean an access card will be provided to an adult person charged with the on-going care of a minor under fifteen (15) years of age for the purpose of accompanying such minor to common property facilities. This pass cannot be used to access facilities without the accompanying minor. Written documentation must be provided to the District on forms provided by the District acknowledging the relationship.

"Non-Resident Member" — shall mean any person or family not owning or renting property in the District who has paid the annual user fee to the District for use of all common property.

"Patron" or "Patrons"— shall mean residents, non-resident members, and approved renters.

"Property Manager" — shall mean the management company, including its employees, staff and agents contracted by the District to manage all common property within the District.

"Recreation Center" — shall mean the Common Property amenity facilities located at 700 Greyhawk Blvd.

"Renter" — shall mean any tenant residing in a resident's home pursuant to submitting a notarized copy of the membership rights designation form and in conformance with applicable HOA restrictions.

"Resident"— shall mean any person, family or organization owning property within the District, subject to be provisions as related to renters herein.

Common Property User Fee Structure

- (1) User Fees for Owners of Property within the District: The District shall assess no user fees to owners of property within the District because such owners are required to pay special assessments for operation and maintenance expenses as an incident to ownership of property within the District.
- (2) User Fees for Non-Owners of Property: The District shall assess user fees to those individuals who do not own property within the District and are not Guests or Renters but wish to use the District's recreation facilities (collectively "Non-Owner User"). The user fees shall be established each year in conjunction with the adoption by the District of its annual budget and shall apply to the following Fiscal Year.
- (3) Annual User Fee for Non-Owners: The annual fee shall be the sum of two components calculated as follows: (i) the total budgeted operation and maintenance assessment divided by the total number of dwelling units (Operational Component) for Fiscal Year total Budget; (ii) a surcharge of 20% of the Operational Component for administration. Each fee is calculated annually and is available at the District Manager's Office.
- (4) Fee Agreement: Non-Owner Users desiring to join for a year shall enter into a non-assignable agreement with the District to pay the fees described herein. The Agreement shall require that all fees be paid upon execution of the Agreement.
- (5) Use of the District's Common Property is restricted to Resident's Family and Guests, Non-Resident Members, and Renters who have been designated as the beneficial users of the Resident's membership. An access card is necessary to gain entry to and use facilities such as Fitness Center, Swimming Pools and Spas, Basketball, Pickleball and Tennis courts, Baseball/Softball, Volleyball and Soccer fields, and walk through gates located on Common Property. Each resident family, upon proof of residency, will be issued access cards for a one-time fee of \$25 (plus tax) for anyone 15 years and older residing in the home. Replacements for access cards are available for a \$25 (plus tax). Upon resale of a home in the District, the purchasing family will be issued access cards once proof of residency has been provided and the seller's access cards will be cancelled. Use of the seller's access cards by the purchaser is prohibited. Access cards will be provided to authorized renters at a cost of \$25 (plus tax) per card.

This access card system protects you and the District's facilities from unapproved nonresident use. Under no circumstance should a Patron provide their access card to an unapproved individual to allow them to utilize the District's facilities; to do so may result in suspension of the Patron's privileges. All Patrons will be required to complete a Resident Access Card Information Form (Exhibit "A") and must show proof of residence with a deed or closing statement and a utility bill plus proof of identity with a Driver's License, state ID, passport, military ID, or some other form of government photo ID in order to receive an access card.

- (6) All Guests must be always accompanied by a Patron, with a limit of four (4) Guests per visit per household. Patrons are responsible for the conduct of their Guests; violation of District rules by Guests may result in the suspension of both the Patron's and Guest's Common Property privileges.
- (7) For a fee of \$25 (plus tax), a "Non-Resident Dependent Care Provider" access card may be issued to an adult charged with the ongoing care of a minor under fifteen (15) years of age. Written documentation acknowledging the relationship must be provided to the District on forms provided by the District (see exhibits).

Rules and Policies

I. General Provisions

- (1) Disregard for any of the rules or policies concerning the Common Property may result in suspension, expulsion from the District's facilities and/or loss of Common Property privileges. The Board of Supervisors or its designee will review such incident(s) and determine the terms of suspension, expulsion and/or loss of privileges all in accordance with the policies more fully stated herein.**
- (2) Emergencies: All emergencies and injuries should be reported through the 911 system and must also reported to the Field Manager staff, as well as the District Manager at (941) 746-6670.**
- (3) The hours of operation for the office, fitness center and pools will be established and published by the District considering the season of the year and other circumstances.
- (4) Children under the age of fifteen (15) must be supervised by a parent or Adult Patron when using any of the Recreation Center or Club House facilities.
- (5) Guests must be accompanied by a Patron when entering the Recreation Center or Club House facilities and all other Common Property facilities.
- (6) Smoking and vaping is not permitted anywhere in the Common Property facilities to including but not limited to the Recreation Center or Club House, pool or pool areas, playground, basketball court, baseball/softball field or soccer field.
- (7) Glass and other breakable items are not permitted in the Common Property facilities. No smoking, vaping or chewing tobacco is permitted at any of the Common Property facilities. No gum chewing is permitted at any Common Property facilities. Alcohol shall not be served at the Common Property facilities, but users shall be entitled to bring alcohol for their own consumption as long as they are of legal age and do not abuse the privilege. Persons suspected of being under the influence of drugs or alcohol shall be prohibited from using the Common Property facilities.
- (8) No personal gas grills are permitted in Common Property. Tabletop gas grills are not permitted on picnic tables.
- (9) Fireworks of any kind are not permitted anywhere on Common Property.
- (10) Dogs and all other pets (with the exception of service dogs and legally approved emotional support animals) are not permitted in the Common Property facilities to include the Recreation Center or Club House, pool or pool areas, playground, basketball, pickleball and tennis court, baseball/softball field or soccer field. Dogs are permitted on the walking trail and other Common Property but must be always leashed and under control. Patrons are responsible for picking up after their pets as it is required by Manatee County regulations. Violators will be subject to suspension of District privileges.

- (11) Vehicles must be parked in designated areas and in conformance with the District's parking policy attached hereto as **Exhibit E**. Vehicles parked in areas not in conformance may be subject to being towed at the owner's expense and the Patron's District privileges may be suspended.
- (12) Skateboarding is not allowed on pool decks, nature trail, basketball, pickleball and tennis court, playground area and sidewalks surrounding these areas.
- (13) The Field Manager staff will not offer childcare services to Patrons or Guests under the authority or supervision of the District at any of its facilities.
- (14) No Patron, visitor or Guest is allowed in the service areas of any facility.
- (15) All lost or stolen access cards should be reported immediately to the Field Manager or staff.
- (16) Patrons and their Guests shall treat all staff members with courtesy and respect. Abuse of staff members will result in suspension of district privileges.
- (17) The Board of Supervisors, Field Manager Staff, District Management and the District's security company shall have full authority to enforce these policies.
- (18) The Board of Supervisors reserves the right to amend or modify these policies when necessary and will notify the Patrons and District Management of any changes.
- (19) District representatives have the authority and discretion to determine that any activity being conducted by Patrons or Guests presents a real or potential threat to the health, safety, or welfare of the Greyhawk Landing community or facilities and even if not specifically prohibited by these rules and can contact the local authorities enforce action to stop such real or potential threat.
- (20) Loss or Destruction of Property or Instances of Personal Injury:

Each Patron and each Guest as a condition of invitation to the use of Common Property assumes sole responsibility for his or her personal property. The District and its contractors shall not be responsible for the loss or damage to any personal property used or stored on Common Property, whether in lockers or elsewhere.

No person shall remove from the room in which it is placed or from the Common Property premises any property or furniture belonging to the District or its contractors without proper authorization. Patrons shall be liable for any property damage and/or personal injury at the Common Property or facilities or at any activity or function operated, organized, arranged, or sponsored by the District or its contractors caused by the Patrons, any Guests, or any Family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors or who engages in

any contest, game, function, exercise, competition or other activity operated, organized or arranged, either on or off the District's premises, shall do so at his or her own risk and shall hold the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents harmless from any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her resulting therefrom and/or from any act or omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage, or liability sustained or incurred by any Guest or Family member of such Patron.

Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, or its officers, employees, representatives, contractors or agents in connection with any event operated, organized or arranged or any other claim or matter in connection with any event operated, organized, arranged or occurring on District Property and fail to obtain judgment therein against the District or the Common Property operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit including court costs and attorney's fees through all appellate proceedings as well as attorney fees and costs incurred in determining entitlement to such fees and costs.

II. General Rules for All Swimming Pools and Spas

*** *No LIFEGUARD ON DUTY — SWIM AT YOUR OWN RISK* ***

For your safety and the safety of others it is required that you observe the following rules. The Board of Supervisors and its agents shall have full authority to enforce these policies and control conduct. Disregard for any of the pool rules or policies may result in expulsion from the pool and/or loss of Common Property privileges. All pool and spa policies will comply with Florida Admin Code 64.E.

- (1) All District access card holders must use their own photo ID access cards issued to them to enter the pool area. A maximum of four (4) total Guests, including children and babies, are permitted per household to the swimming pools.
- (2) Children under the age of fifteen (15) must be supervised by an authorized Adult at all times.
- (3) Diving is strictly prohibited.
- (4) No jumping, pushing, running or other horseplay is allowed in the pool or within the pool enclosure.
- (5) To help prevent the disturbance of other pool users, aquatic toys and equipment are not permitted in the pool. Prohibited items include but are not limited to rafts, kickboards, inner tubes, SCUBA gear, swim fins, balls, Frisbees, inflatable objects, or other similar items. However, District reserves the right to authorize the use of items determined as needed due to accommodate individuals with special needs. The District may require physician's documentation to validate the needed use.
- (6) Items permitted in the pool are U.S. Coast Guard-approved personal flotation devices, masks, goggles, water wings, noodles and aquatic devices for organized special events as approved by the District staff. The District, however, reserves the right to discontinue usage of certain allowed equipment during times of peak or scheduled activity at the pool or if the equipment becomes a safety concern.
- (7) Loud, profane and/or abusive language is prohibited.
- (8) No physical or verbal abuse of anyone will be tolerated.
- (9) No food or beverages are allowed in the pool or on the pool wet deck (five feet from the edge of the pool), as per Florida Administrative Code.
- (10) No glass or items made of glass are permitted within the fenced pool area, as per Florida Administrative Code.
- (11) No pets (with the exception of service animals and legally approved emotional support animals) are permitted within the fenced pool area, as per Florida Administrative Code.

- (12) Smoking and vaping is not allowed in the Club House, Recreation Center or within the fenced pool areas.
- (13) Chewing gum is not allowed in the pool/SPAS or within the fenced pool area.
- (14) To help prevent the disturbance of other pool users, all media/music devices including, but not limited to radios, tape players, CD players, MP3 players, televisions, speakers, should be used thru headphones or personal listening devices.
- (15) Remote-controlled watercraft are not allowed in the pool area.
- (16) Everyone using the pool is required to shower before entering the pool, as per Florida Administrative code.
- (17) Proper swim attire must be worn in the pool, i.e., bathing suits only; no cutoffs, no thong bathing suits and no gym shorts.
- (18) Children under the age of three (3) and those who are not reliably toilet trained must wear rubber-lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool and pool deck area.
- (19) For the comfort of others, the changing of diapers or clothes is not allowed at poolside. Changing tables are available in the restrooms for your convenience.
- (20) Swimming is permitted only during designated hours as posted at the pool. Dawn is considered to be thirty (30) minutes after sunup and dusk is considered to be thirty (30) minutes before sunset, as per Florida Administrative Code.
- (21) Any person found swimming during non-designated pool hours may result in that person's suspension from all Common Property privileges.
- (22) The pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
- (23) No one shall pollute the pool. Anyone who does pollute the pool may be liable for any costs incurred in treating and reopening the pool.
- (24) Entrances must be kept clear at all times.
- (25) Pool furniture is not to be removed from the pool area. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.

Spas:

- (1) The Spas are limited to 8 individuals.
- (2) Children **12 and under** are allowed in the Spa with ADULT Supervision (an Adult must be present in the Spa). *
- (3) No jumping, pushing, running or other horseplay is allowed in the Spas.
- (4) It is not recommended that Children under the age of 12 use the Spas.
- (5) The Maximum water temperature for the Spa is 104 degrees.
- (6) Maximum use is 15 minutes.
- (7) Pregnant women, small children, individuals with health problems or ingesting prescription drugs that cause drowsiness should not use the Spa, or pools without consulting a doctor.

*Per Florida Admin Code 64E-9.010 Spa Pools.

III. Fitness Center Policies

All Patrons and Guests using the Fitness Center are expected to conduct themselves in a responsible, courteous, and safe manner in compliance with all policies and rules of the Greyhawk Landing Community Development District governing the Common Property. Disregard or violation of the District's policies and rules and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Common Property privileges.

Please note the Fitness Center is an unattended facility. Persons using the facility do so at their own risk. District representatives are not present to provide personal training or exercise consultation to Patrons or Guests. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.

- (1) Hours: The Fitness Center is open for use by Patrons and their Guests during normal operating hours to be established and posted by the District.
- (2) Eligible Users: Patrons fifteen (15) years of age and older are permitted to use the Fitness Center during designated operating hours. Two (2) Guests per household are allowed in the Fitness Center if accompanied by an adult Patron. Use of this facility is at the user's own risk.
- (3) Proper Attire: Appropriate clothing and footwear (which covers the entire foot) must be worn in the Fitness Center at all times. Appropriate clothing includes t-shirts, shorts (no jeans), leotards, and/or sweat suits (no swimsuits).
- (4) Food and Beverage: Food (including chewing gum) is not permitted within the Fitness Center. Non- alcoholic beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
- (5) General Policies:
 - Each individual is responsible for wiping off fitness equipment after use.
 - Hand chalk is not permitted to be used in the Fitness Center.
 - Radios, tape players and CD players are not permitted unless they are personal units equipped with headphones.
 - No bags, gear, media devices or jackets, unless provided by the District, are permitted on the floor of the Fitness Center or on the fitness equipment.
 - Weights or other fitness equipment may not be removed from the Fitness Center.
 - Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
 - Please replace weights to their proper location after use.
 - Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
 - Any fitness program operated, established and/or run by District staff may have priority over other users of the Fitness Center.
 - Pet animals (except for accepted service animals and legally approved emotional support animals) are not permitted in the facility.

- For safety and liability concern, children under 15 years are not allowed to sit, stand, play or attempt to use the exercise equipment.

IV. Basketball, Tennis and Pickleball Courts Facilities Policies

All authorized Patrons using the Basketball, Tennis and Pickleball Courts and are expected to conduct themselves in a responsible, courteous, and safe manner in compliance with all policies and rules of the Greyhawk Landing Community Development District governing the Common Property facilities. Disregard or violation of the District's policies and rules and misuse or destruction of Facility equipment may result in the suspension or termination of Common Property privileges.

Please note that the Basketball, Tennis and Pickleball Courts are unattended and any person using these facilities does so at their own risk. Persons interested in using these facilities are encouraged to consult with a physician prior to using the facilities.

(1) Hours: The Basketball, Tennis and Pickleball Courts are available for use by Patrons and Guests during normal operating hours which are posted. The Basketball, Tennis and Pickleball courts are available on a first come, first serve basis. Use of these facilities is limited to one (1) hour when others are waiting. These facilities may not be rented; however, they may be reserved for a Community Event.

(2) Proper Attire: Proper attire and proper basketball/athletic shoes are required to be worn at all times while on the courts.

(3) General Policies:

- Patrons using the Tennis Courts must use their access card to gain entry.
- Proper etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- Persons using the basketball facility must supply their own ball.
- Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited from use on the Basketball and Tennis/Pickleball Courts.
- No chairs other than those provided by the District are permitted on the basketball courts.
- Lights at the Basketball and Tennis Courts must be turned off after use.
- Non-alcoholic beverages are permitted at the Basketball and Tennis/Pickleball Courts only if contained in non-breakable containers with screw tops or sealed lids. Glass containers are not permitted on the either of these two courts
- Smoking, vaping and E-Cigarettes on the Basketball, Tennis and Pickleball Courts.

(4) Pickleball Court Policies:

- The Pickleball Court opening hours are from Dawn to Dusk.
- Persons using the Pickleball Court may use them solely for the purpose of playing Pickleball.
- Pet animals (except for accepted service animals and legally approved emotional support animals) are not permitted
- No food is allowed on the Pickleball Courts
- Smoking, vaping and E-Cigarettes is not allowed on the Pickleball Court.
- All Patrons and Guests must wear shirts all times while on the court.
- Roller blades, bikes, skates, skateboards, and scooters are prohibited from use on the Pickleball Court.

- Children under the age of eighteen (18) must be accompanied by an adult.
- Only Patrons and Guests of Greyhawk Landing are allowed on the Pickleball Court.
- Proper attire and proper basketball/athletic shoes are required to be worn at all times while on the court.
- Use of Pickleball Court is limited to one (1) hour when others are waiting.
- Persons using the Pickleball Courts must clean up all miscellaneous trash upon leaving the court.
- The surface of the Pickleball Courts is slippery when wet or dry.

V. Playground Policies

- (1) For the safety of all children and Adults, only children between the ages of two (2) and twelve (12) years of age may use the playground equipment.
- (2) Children must be accompanied by an access cardholder.
- (3) Roughhousing on the playground is prohibited.
- (4) Persons using the playground must clean up all food, beverages, and miscellaneous trash upon leaving the playground. Glass containers are prohibited.
- (5) Use of the playground may be limited from time to time due to a sponsored event, which must be approved by the District Manager or Field Manager staff.
- (6) The use of profanity or disruptive behavior is absolutely prohibited.
- (7) Alcoholic beverages, smoking and vaping are not permitted on the playground.
- (8) Pet animals (except for accepted service animals and legally approved emotional support animals) are not permitted in the Playground.

VI. Fishing and Pond/Lake Policies

Patrons may fish in designated ponds/lakes ("lakes") in conformance with applicable HOA restrictions.

General Policies:

- (1) Swimming is prohibited in all lakes and ponds on District property. This is for your safety and the legal protection of the District.
- (2) Jumping or diving in all lakes and ponds is prohibited at all times.
- (3) No watercraft of any kind is allowed in any of the lakes or ponds on Greyhawk Landing property.
- (4) Continued violation of this policy will result in the immediate reporting to local law enforcement authorities and may result in the suspension of Common Property privileges.

(5) Miscellaneous:

- All users of lakes shall refrain from any conduct or omission which violates any ordinance, resolution, law, permit requirement or regulation of any governmental entity relating to the District's lakes.
- Any hazardous condition concerning the lakes must immediately be reported to the District Manager and the proper authorities.
- Pets are not allowed in the lakes.
- No docks or other structures, whether permanent or temporary, shall be constructed or placed in or around the lakes unless properly permitted and approved by the District and other applicable governmental agencies and in accordance with any applicable covenants, conditions, restrictions, and easements of record.
- No foreign materials may be disposed of in the lakes, including but not limited to tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the lake environment.
- Patrons are responsible for their Renters', Guests', and invitees' adherence to these policies.
- Continued violation of any of these policies will result in immediate reporting of such violation to local law enforcement authorities.

VII. Facility Rental Policies (Community and Private Events)

Adult Patrons may reserve for rental areas of the Recreation Center or Club House for private events. Rental of the facilities may be made during regular hours of operation. Reservations may not be made more than four (4) months prior to the event. In addition, each household may rent the facilities only once a month on a thirty (30) days period. Persons interested in doing so should contact the District staff regarding the anticipated date and time of the event to determine availability.

Please note that the Recreation Center and Club House are unavailable for parties and/or private events on the following holidays:

Easter Sunday	Christmas Day
Thanksgiving Day	New Year's Eve
Christmas Eve	New Year's Day

- (1) General Information: Private rental of the Recreation Center and Club House (capacity and rental fee established by rule) is limited to four (4) hours total, including setup and post-event cleanup. Authorized number of function attendees at a Recreation Center and Club House function is as follows:

	<u>Private Events</u>	<u>Community Events</u>
Recreation Center Lanai Area:	40	limited to pool occupancy limits.
Club House Meeting Room:	60	80
Club House Pool Area:	60	limited to pool occupancy limits.

(Under no circumstances can any event exceed the Fire Marshall's capacity restrictions)

The current rental fee is \$150.00 with an additional \$250.00 cleaning deposit. The District reserves the right to change the fee when necessary and will notify Patrons of such change.

At any function that involves entering the pool, the attendees are not permitted to enter/use the Meeting Room (Club House) or Fitness Center (Recreation Center) areas. Those functions that use the Meeting Room area are not permitted to also use the pool and then return to the Meeting Room.

At the conclusion of the event, attending Patrons and their guests may use the facilities as access card holders but guests will be limited to four (4) per household as per the District's Guest policy. Guests in excess of the prescribed limit will be required to vacate the facilities. Patrons are required to have their District access cards available for inspection when attending a private event.

The Patron renting any portion of the Recreation Center and Club House shall be responsible for any and all damages and expenses arising from the event.

- (2) Reservations: Patrons interested in reserving the Recreation Center or Club House facilities must submit to the Field Manager a completed Facility Rental Agreement and Rental Deposit form (see exhibits). At the time of approval, two (2) checks or debit/credit card (no cash) made payable to the Greyhawk Landing Community Development District should be submitted to the Field Manager in order to reserve the room. One (1) check should be in the amount of \$150.00 for

non-refundable rental fee and the other check should be in the amount of \$250.00 as a refundable cleaning deposit. The Field Manager will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration. Patrons under suspension by the District may not rent or attend an event in the Recreation Center and Club House until such time as the suspension period has expired.

- (3) Deposit: As stated above, deposit in the amount of \$250.00 is required by the time the reservation is approved. This amount is refundable.

Prior to the event, a walkthrough of the Recreation Center or Club House will be performed by the renting Patron and a District staff member to inspect the area and note its condition. To receive a full refund of the deposit, the following must be completed:

- Ensure that all garbage is removed and placed in the dumpster.
- Remove all displays, favors or remnants of the event.
- Restore the furniture and other items to their original positions.
- Wipe off counters, tabletops and sink area.
- Replace garbage can liner.
- Clean out and wipe down the refrigerator and all cabinets and appliances used.
- Ensure that no damage has occurred to the facility and its property.

If additional cleaning is required (including carpet stains and such not noted during the walkthrough), the Patron reserving the room will be liable for any expenses incurred by the District. In light of the foregoing, Patrons may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District. The Field Manager and District Board of Supervisors shall determine the amount of deposit to return, if any.

(4) General Policies:

- Patrons are responsible for ensuring that their Guests adhere to the policies set forth herein.
- Guests are not allowed the use of other facilities during private rentals i.e., pool, fitness center, that they did not reserve.
- The volume of live or recorded music must not violate applicable County noise ordinances.
- No glass or breakable items are permitted in or around the pool deck area.
- Additional liability insurance coverage may be required for certain events as determined by the District Manager or Board of Supervisors. The District is to be named on such coverage as an additional insured party.

VIII. Baseball/Softball and Soccer Facility Policies

All authorized Patrons using these facilities are expected to conduct themselves in a responsible, courteous, and safe manner in compliance with all policies and rules of the Greyhawk Landing Community Development District governing the Common Property facilities. Disregard or violation of the District's policies and rules and misuse or destruction of facility equipment may result in the suspension or termination of Common Property privileges.

Please note that these facilities are unattended and any person using these facilities does so at their own risk. Persons interested in using these facilities are encouraged to consult with a physician prior to using the facilities.

- (1) These facilities may not be rented; however, they may be reserved for Community Events.
- (2) General Policies:
 - Proper etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
 - Non-alcoholic beverages are permitted at the facilities only if contained in non-breakable containers with screw tops or sealed lids. Glass containers are not permitted.
 - Smoking and vaping are not permitted within the Baseball/Softball and Soccer fields.

IX. Renter's Privileges

- (1) A Resident who rents out or leases out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Common Property use. In doing so, the Resident relinquishes their rights to use of all the District's facilities.
- (2) In order for the Renter to be entitled to use the Common Property, the Renter must acquire a membership with respect to the residence which is being rented or leased by showing a photo id and by providing the Property Manager with a notarized copy of the membership rights designation form provided in the Exhibits of these guidelines. A Renter who is designated as the beneficial user of the resident's membership shall be entitled to the same rights and privileges to use the District's facilities as the resident and is bound by its rules and regulations.
- (3) During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the District's facilities with respect to that membership and is required to return all previously issued access cards.
- (4) Residents shall be responsible for all charges incurred by their Renters which remain unpaid. Resident owners are responsible for the deportment of their respective Renter.

X. Suspension and Termination of Adult Privileges

- (1) Privileges to use the District's Common Property can be subject to suspension or termination by the Board of Supervisors if a Patron:
 - Submits false information on the application for an access card.
 - Permits unauthorized use of an access card.
 - Exhibits unsatisfactory behavior or appearance.
 - Fails to abide by the Rules and Policies established for the use of Common Property.
 - Treats Board Supervisors, personnel or employees of the District or its vendors in an unreasonable or abusive manner. Examples include but are not limited to the use of profanity, verbal, and physical assault.
 - Engages in conduct including statements of a false or misleading nature that is improper or likely to endanger the welfare, safety or reputation of the District, Board Supervisors, District staff and the District's vendors.
- (2) Management may at any time restrict or suspend any Patron's privileges to use any or all of the Common Property when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's facilities from damage.
- (3) The District shall follow the process below in regard to suspension or termination of an adult Patron's privileges:
 - a. First Offense — at the discretion of the Board, a First Offense Violation may result in either a written warning and an explanation of the violation being given to the Patron, or a suspension of not less than thirty (30) days with a copy of such notice being filed in the Club House Office.
 - b. Second Offense — a Second Offense Violation within twelve (12) months of a First Offense Violation warning notice will result in an automatic suspension of all Common Property privileges for not less than thirty (30) days. If a minimum 30day suspension was issued for a First Offense Violation, an automatic suspension of not less than sixty (60) days will be imposed. A written notice and explanation will be given to the Patron with a copy of such notice to be filed in the Club House Office.
 - c. Third Offense — a Third Offense Violation within twelve (12) months of any First Offense Violation will result in an immediate suspension of all Common Property privileges until the next meeting of the Board of Supervisors. At the Board meeting a record of all previous offenses will be presented to the Board for recommendation of termination of the Patron's privileges for twelve (12) months from the date of the Third Offense; at the Board's discretion, a shorter period may be imposed. Written notice of the Board's decision will be given to the Patron.
- (4) **IMMEDIATE SUSPENSION & REMOVAL**: The District Manager and the Field Manager have the exclusive right, authority, and discretion to immediately suspend any Adult Patron for the use of profanity, failure to follow staff direction or other violations of these rules for a period of no more than thirty (30) days up to the next Board of Supervisors' meeting. An incident report will be generated, a copy of which will be provided to the Board of Supervisors to determine whether

further suspension is warranted, with a copy of such report filed in the Club House Office. If verbal notification is given to the Patron at the time of the violation that an immediate suspension has been dispensed and the Patron continues to act or perform in an inappropriate manner/behavior, that Patron shall forfeit all Common Property privileges until the next Board of Supervisors meeting. Furthermore, District Staff may recommend suspension of the Adult Patron's privileges for a period of six (6) months. A written notice and explanation will be given to the Patron.

(5) Notwithstanding the foregoing, if at any time an Adult Patron is arrested for an act committed or allegedly committed while on the District's Common Property, that Adult Patron shall have all Common Property privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of suspension of Adult Patron's privileges for up to twelve (12) months from the date of the violation; at the Board's discretion, a shorter period may be imposed. Written notice of the Board's decision will be given to the Patron.

(6) The Patron and family and access card holders sponsored by the Patron are prohibited from entering upon Common Property during the suspension period. Individuals violating this provision may result in a trespassing citation issued by the Manatee County Sheriff's Office and an extension of the suspension period as determined by the Board. Attendance as a guest at any event on Common Property is also prohibited during the suspension period. Attempts made to gain access to the District's facilities using another person's access card will result in the suspension of that cardholder's privileges for a period of thirty (30) days.

(7) Suspension Effective Date:

- a. The effective date for suspension of Common Property privileges will be from the date of the written notice of suspension except in the case of immediate suspension detailed above.
- b. Weekdays (Monday through Friday) and Weekends (Saturdays and Sundays) will be calculated toward the total number of suspension days.

(8) Appeal Process —Adult Patrons:

- a. Any person(s) has the right to dispute and request an appeal to the District's Board of Supervisors:
 - A notice of appeal must be submitted in writing to the District Management Office for placement on the next regularly scheduled District meeting agenda.
 - Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
 - The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting, or such appeal will be heard at the next subsequent scheduled District meeting.
- b. Any person(s) appealing will be governed by the following procedures:

- Appellant must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
 - Failure of attendance will result in dismissal of appeal with no resubmission on future District agenda docket.
 - Appellant's argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
 - The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
 - The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
 - Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
- c. The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion:
- District action(s) will be resolved by way of an approved Board motion.
 - Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

XI. Suspension and Termination of Minor Privileges

- (1) At the discretion of District Management, minors [children under the age of eighteen (18)] who violate the rules and policies may be expelled from the District facilities for one (1) day. Upon such expulsion a written report shall be prepared detailing the name of the child, the prohibited act committed and the date. This report will be kept on file at the Club House Office and a written notice of the violation will be provided the minor's guardian(s).
- (2) Any minor who is expelled from the District's facilities three (3) times within a twelve (12) month period shall have his/her Common Property privileges suspended for a twelve (12) month period from the date of the third offense.
- (3) Notwithstanding the foregoing, if at any time a minor is arrested for an act committed or allegedly committed while at any District facility, that minor shall have all Common Property privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of suspension of said minor's privileges for up to a twelve (12) month period; at the Board's discretion, a shorter period may be imposed. Written notice will be given to known minor's guardian(s) as to the Board of Supervisors decision.
- (4) The minor, the Patron who sponsors the minor, family and access card holders sponsored by the Patron are prohibited from entering upon Common Property during the suspension period. Any individual violating this provision may result in a trespassing citation issued by the County Sheriff's Office and an extension of the suspension period as determined by the Board. Attendance as a guest at any event on Common Property is also prohibited during the suspension period. Attempts made to gain access to the District's facilities using another person's access card will result in the suspension of that cardholder's privileges for a period of thirty (30) days.
- (5) Suspension Effective Date:
 - a. The effective date for suspension of Common Property privileges will be from the date of the written notice of suspension except in the case of immediate suspension.
 - b. Weekdays (Monday—Friday) and weekends (Saturday—Sunday) will be calculated toward the total number of suspension days.
- (6) Appeal Process — Minor Patrons:
 - a. Any guardian of any minor has the right to dispute and request an appeal to the District's Board of Supervisors:
 - A notice of appeal must be submitted in writing to the District Management Office for placement on the next regularly scheduled District meeting agenda.

- The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting.
- b. Any minor appealing a suspension will be governed by the following conditions:
 - Must be physically present with his/her legal guardian at the meeting in which the appeal will be heard by the Board of Supervisors.
 - Failure of attendance will result in dismissal of appeal with no resubmission on future District agenda dockets.
 - Argument & basis for appeal will be limited to five (5) minutes per account.
 - Must furnish own copies of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
 - The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
 - District action(s) will be resolved by way of an approved Board motion.
 - Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

The above policies were adopted by the Board of Supervisors for the Greyhawk Landing Community Development District on this (waiting for the approval date).

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED RULES PERTAINING TO RULES AND FEES RELATING TO THE DISTRICT'S AMENITIES FACILITIES; REPLACING ANY PREVIOUS RULES IN EFFECT;.

WHEREAS, Greyhawk Landing Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District in conformance with Chapter 120, Florida Statutes, to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business and to adopt administrative rules with respect to any project of the District.

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

SECTION 1. The Rules regarding Amenities attached hereto and identified as Attachment "A" are hereby adopted pursuant to this Resolution. The Rules regarding Amenities shall amend and replace any earlier Amenities Rules adopted by the District and shall stay in full force and effect until such time as the Board of Supervisors may amend the Amenities rules in accordance with applicable law including but not limited to Chapters 120 and 190, Florida Statutes.

SECTION 2. District staff has provided notice to the general public in accordance with Chapters 120 and 190, Florida Statutes, and scheduled a public hearing before the Board of Supervisors.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

**GREYHAWK LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Tab 11



LPR and Cameras at Gates

Prepared for: GreyHawk Landing CDD

Created by: Thomas Giella | CEO of Complete I.T. Corp

Email: Thomas@completeit.io

Phone: (813) 444-4355 Ext 203



- Your Technology Professionals -
Sales, Training, & Support

Hi GreyHawk Landing CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.



Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.

Eagle Eye Cloud Video Management System



CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.



TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.



CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.



OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.



AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.



THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

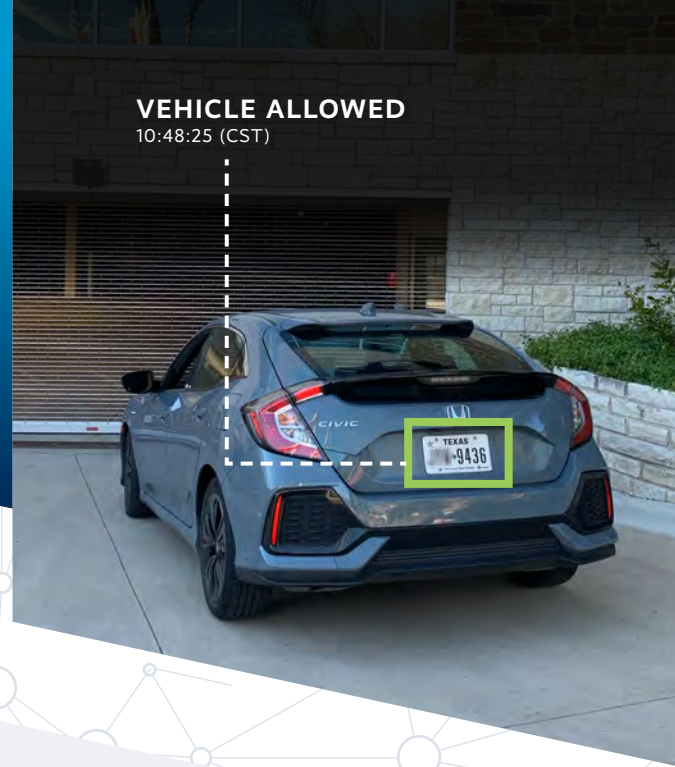
Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.

CLOUD VIDEO SURVEILLANCE

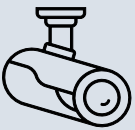
Eagle Eye License Plate Recognition Data Sheet



Features:



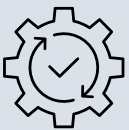
HIGH ACCURACY
AI MODEL



WORKS WITH
ANY ONVIF
CAMERA



OPERATES ON
CLOUD VMS



AUTOMATIC
SOFTWARE
UPDATES



OPEN API
FOR EASY
INTEGRATION

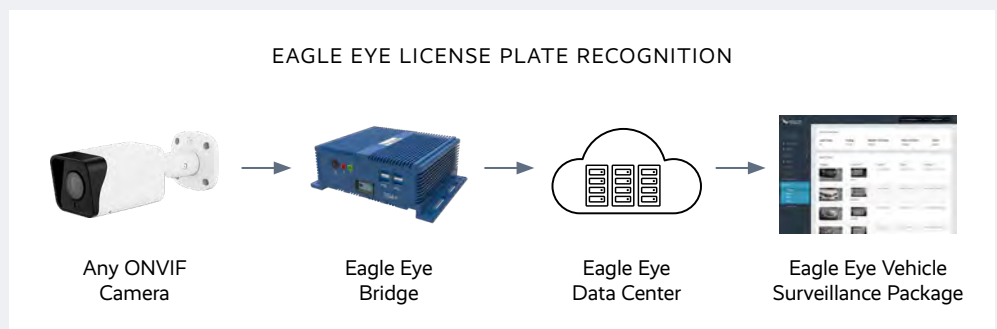


24/7/365
CUSTOMER
SUPPORT

Eagle Eye LPR

Eagle Eye LPR (license plate recognition, or automatic number plate recognition-ANPR) is an affordable, cloud-managed solution for accurate detection and recognition of license plates. Leveraging Eagle Eye's powerful artificial intelligence (AI), the system does not require onsite hardware or maintenance. Development innovations and updates are instantly delivered to customers via the cloud.

Built to operate with Eagle Eye Networks Cloud Video Management System (VMS), Eagle Eye LPR turns any existing ONVIF security camera into a highly accurate license plate reader.



Using AI and machine learning, based on millions of plate/vehicle images across multiple nations, Eagle Eye LPR delivers accurate results even in challenging conditions:

- Different fonts
- Stacked characters
- Non-standard license plates
- Dirty number plates
- Fast moving vehicles
- Poor weather conditions
- Difficult camera angles

Guard House



 LPR Camera


 Turret Camera

 ISP

7th Avenue Map



 LPR Camera

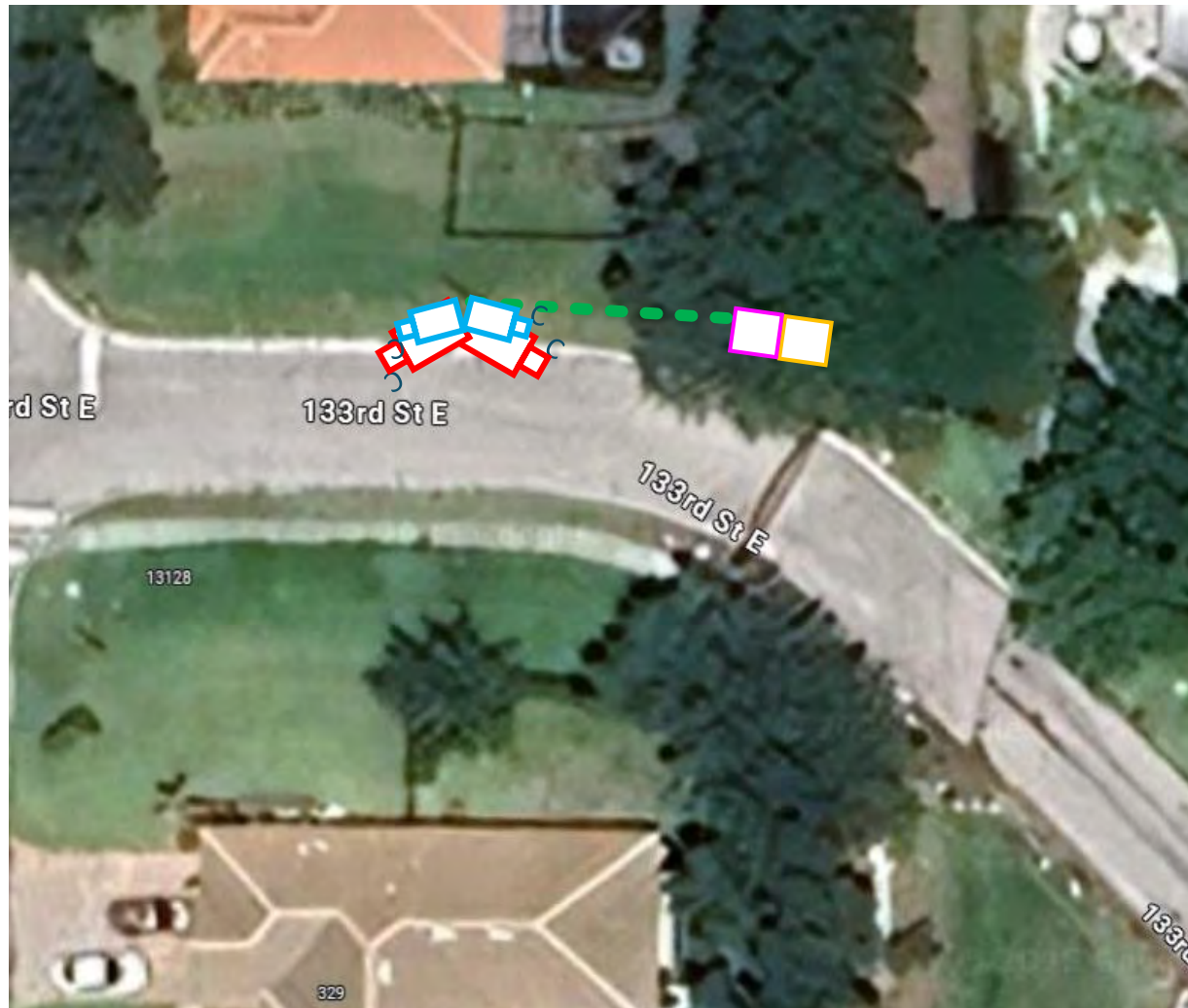
 Turret Camera

 ISP

 NEMA

 Trench

133rd Street



LPR Camera



Turret Camera



ISP

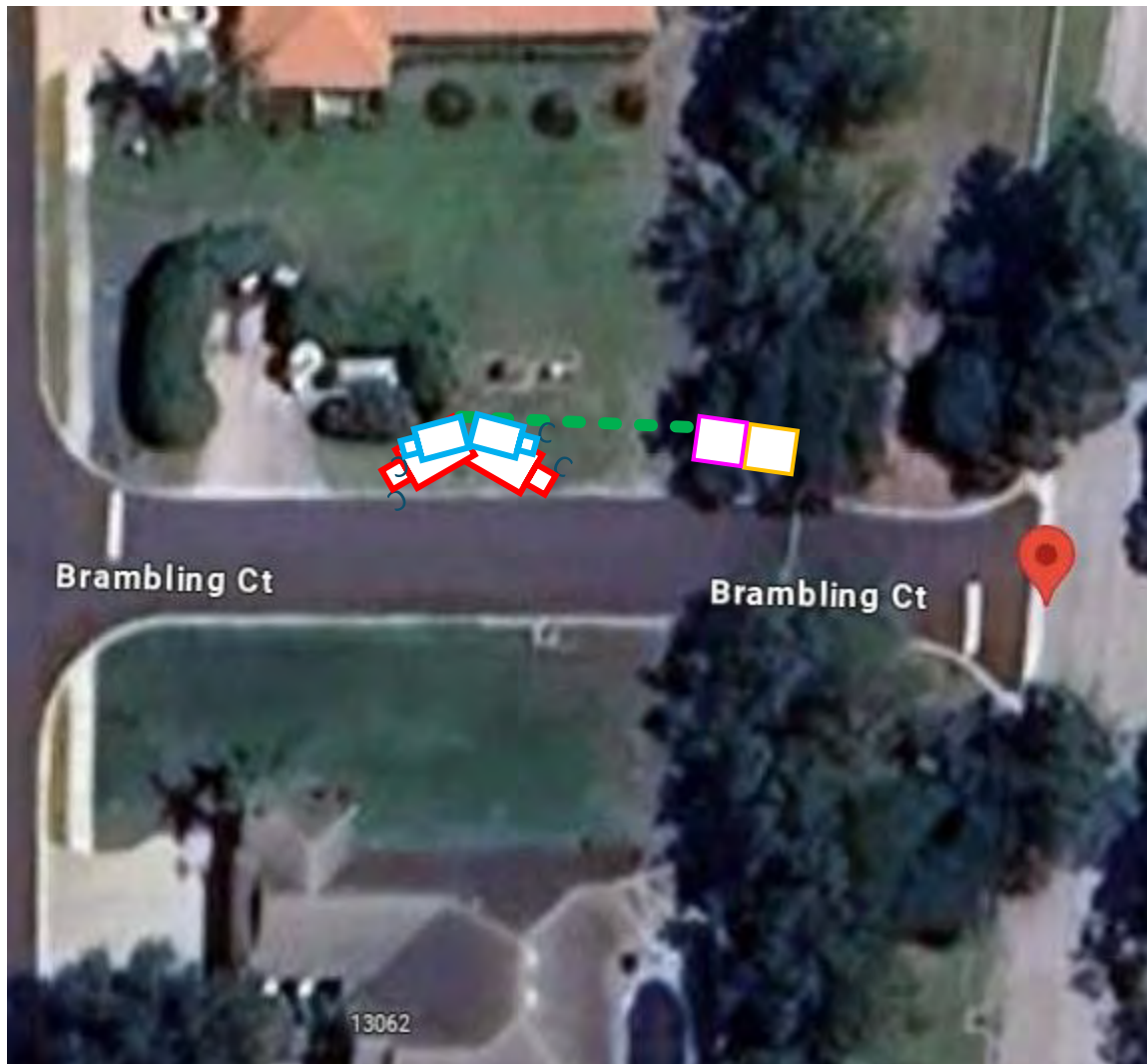


NEMA




Trench

Brambling Court




 LPR Camera

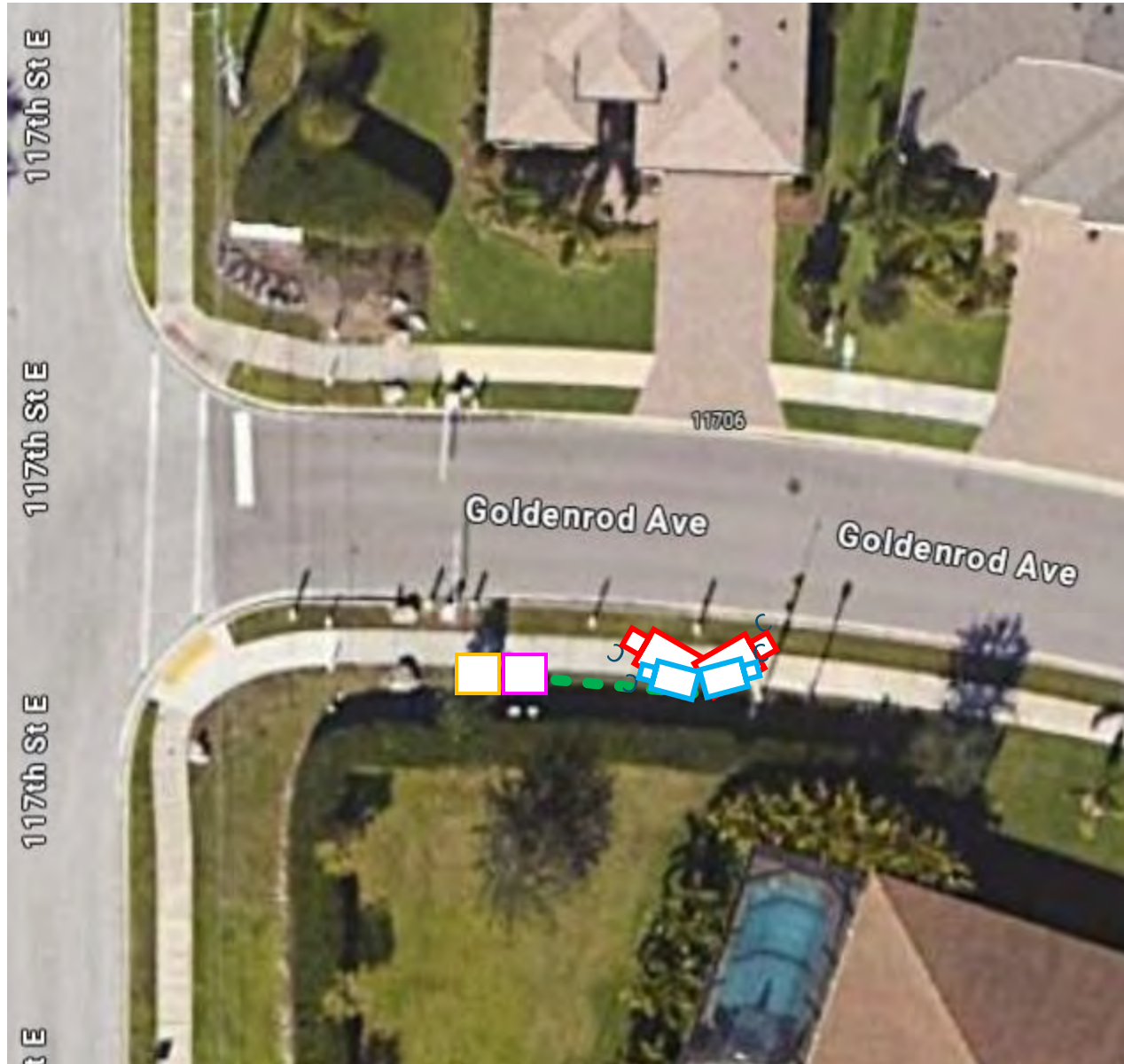
 Turret Camera

 ISP


 NEMA

 Trench

Goldenrod Ave



 LPR Camera

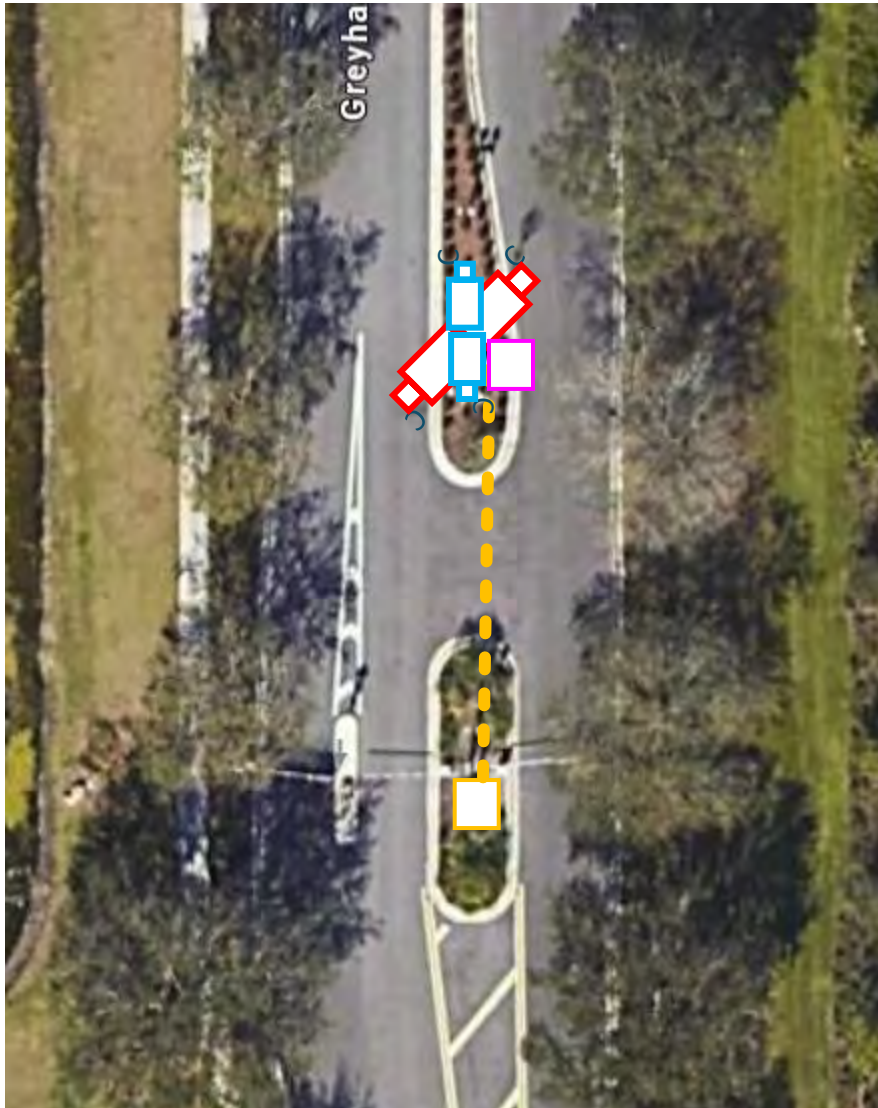
 Turret Camera

 ISP

 NEMA

 Trench

Grey Hawk and Upper



LPR Camera



Turret Camera



ISP

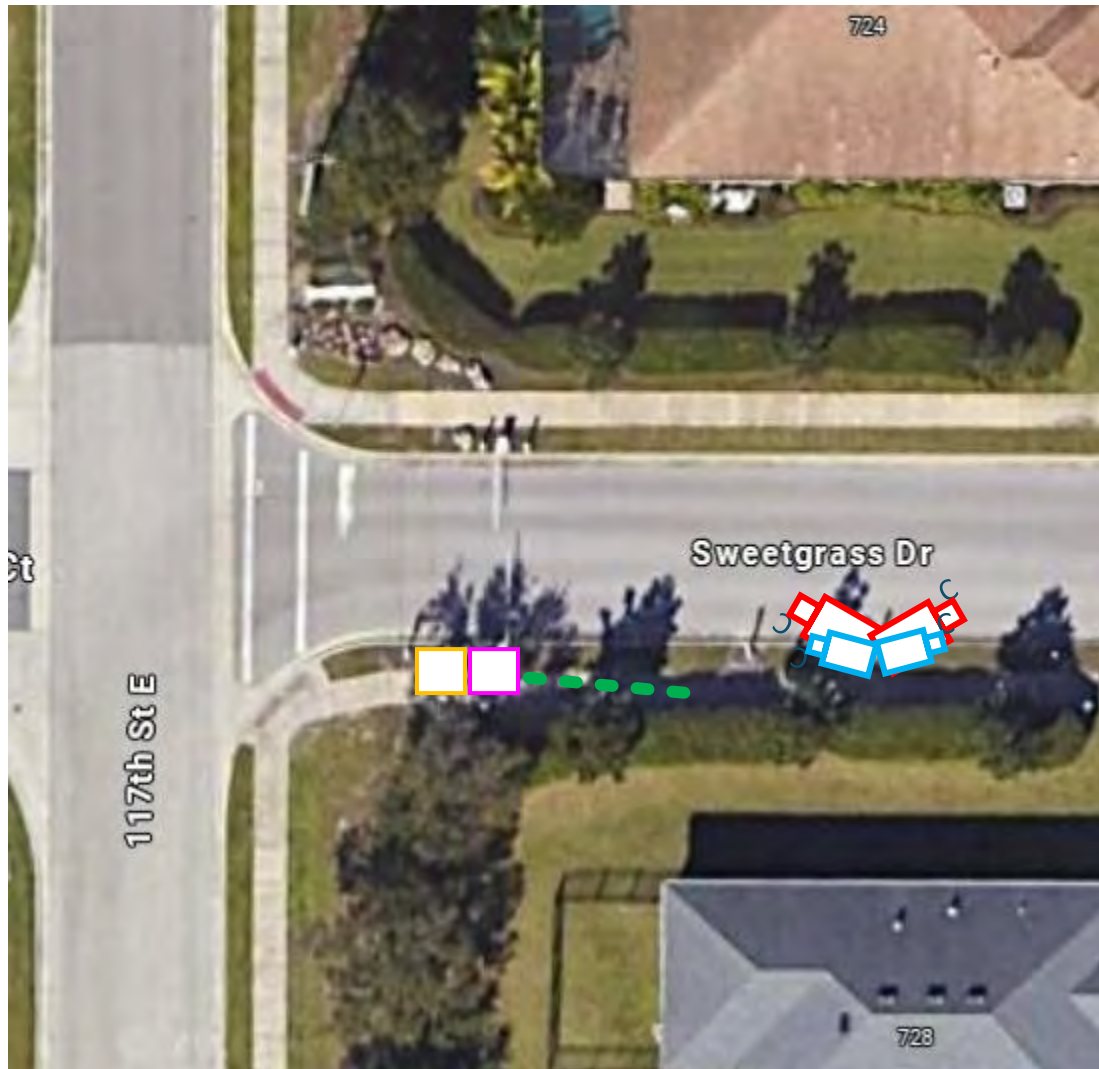


NEMA



Wireless Point
to Point

Sweetgrass and 117th



LPR Camera



Turret Camera



ISP



NEMA



Trench

Proposal Overview

Key Features & Benefits:

- **Centralized Gate & Clubhouse Visibility:**
All gate and clubhouse cameras can be viewed in real-time from the clubhouse or any internet-connected mobile device. The Eagle Eye camera system provides seamless integration—allowing all views to be accessed from a single interface.
- **Night-Time Monitoring for Clubhouses:**
We offer professional installation of the same high-performance Eagle Eye camera system at clubhouse facilities, including support for night-time monitoring. This ensures 24/7 visibility and enhanced security even in low-light conditions.
- **Advanced License Plate Recognition (LPR):**
Our LPR technology captures both a visual image and saves the license plate number as searchable text. Users can quickly search using full or partial plate numbers.
- **Flexible Search Functionality:**
Conduct license plate searches across all gate locations at once, or narrow results to specific gates for detailed investigation.

Warranty & Support:

- **Labor Warranty:** 1-year comprehensive labor warranty included.
- **Equipment Warranty:** 2-year warranty on all EEN (Eagle Eye Networks) equipment—ensuring long-term performance and reliability.

LPR and Camera Systems For Gate	Price
<div>Guard Hosue Gate</div> <ul style="list-style-type: none">• (1) EEN CMVR 420• (2) EEN DB14 Cameras for LPR• (2) 4MP EEN Low Light Startlight Cameras• Reuse ethernet cabling already installed• (1) Managed POE 8 port switch setup• (1) Ditek Surge Protection Blocks for CAT6 Cameras• Reuse camera poles• Labor	\$6,833.00

SweetGrass Gate	\$8,668.00
<ul style="list-style-type: none"> • (1) EEN CMVR 426+ • (2) EEN DB14 Cameras for LPR • (2) 4MP EEN Low Light Startlight Cameras • (4) CAT6 ethernet wire installation • Custom mount for Starlight cameras to pole • (1) Hardended managed POE 8 port switch setup • (1) Ditek Surge Protection Blocks for CAT6 Cameras • 15' Black aluminum pole (for Cameras) • 6' Black aluminum pole (for NEMA Enclosure) • Hand dug trenching and conduit • Labor 	
Grey Hawk	\$7,138.00
<ul style="list-style-type: none"> • (1) EEN CMVR 426+ • (2) EEN DB14 Cameras for LPR • (2) 4MP EEN Low Light Startlight Cameras • (4) CAT6 ethernet wire installation • (1) Hardended managed POE 8 port switch setup • (1) Ditek Surge Protection Blocks for CAT6 Cameras • Reuse pole in divider • 12' Black aluminum pole (for point to point wireless) • Labor 	
Goldenrod	\$8,668.00
<ul style="list-style-type: none"> • (1) EEN CMVR 426+ • (2) EEN DB14 Cameras for LPR • (2) 4MP EEN Low Light Startlight Cameras • (4) CAT6 ethernet wire installation • Custom mount for Starlight cameras to pole • (1) Hardended managed POE 8 port switch setup • (1) Ditek Surge Protection Blocks for CAT6 Cameras • 15' Black aluminum pole (for Cameras) • 6' Black aluminum pole (for NEMA Enclosure) • Hand dug trenching and conduit • Labor 	

Brambling <ul style="list-style-type: none"> • (1) EEN CMVR 426+ • (2) EEN DB14 Cameras for LPR • (2) 4MP EEN Low Light Startlight Cameras • (4) CAT6 ethernet wire installation • Custom mount for Starlight cameras to pole • (1) Hardended managed POE 8 port switch setup • (1) Ditek Surge Protection Blocks for CAT6 Cameras • 15' Black aluminum pole (for Cameras) • 6' Black aluminum pole (for NEMA Enclosure) • Hand dug trenching and conduit • Labor 	\$8,968.00
133rd <ul style="list-style-type: none"> • (1) EEN CMVR 426+ • (2) EEN DB14 Cameras for LPR • (2) 4MP EEN Low Light Startlight Cameras • (4) CAT6 ethernet wire installation • Custom mount for Starlight cameras to pole • (1) Hardended managed POE 8 port switch setup • (1) Ditek Surge Protection Blocks for CAT6 Cameras • 15' Black aluminum pole (for Cameras) • 6' Black aluminum pole (for NEMA Enclosure) • Hand dug trenching and conduit • Labor 	\$8,968.00
7th ave <ul style="list-style-type: none"> • (1) EEN CMVR 426+ • (2) EEN DB14 Cameras for LPR • (2) 4MP EEN Low Light Startlight Cameras • (4) CAT6 ethernet wire installation • Custom mount for Starlight cameras to pole • (1) Hardended managed POE 8 port switch setup • (1) Ditek Surge Protection Blocks for CAT6 Cameras • 15' Black aluminum pole (for Cameras) • 6' Black aluminum pole (for NEMA Enclosure) • Hand dug trenching and conduit • Labor 	\$8,768.00

Estimated Upfront Project Total \$58,011.00
 (Tax Free CDD)

Monthly License Price:

Camera Licensing	Price
Eagle Eye System <ul style="list-style-type: none">EEN Analytic License Plate RecognitionEEN PR1 Camera licenses	\$896.00

Estimated Monthly
(Tax Free CDD)

\$896.00

Payment and Service Agreement Terms

1. Project-Based Services & Payment Terms

Before initiating any requested service on a project basis, Vendor shall provide a written proposal outlining the scope of work and associated fees. While an estimated completion timeframe may be included, it is not guaranteed and may be omitted depending on the nature of the project. The Customer agrees to remit a non-refundable deposit equal to 50% of the total proposed cost prior to the commencement of any work. Once the 50% deposit is received, the Vendor will order all required products and add the project to the schedule. The Vendor will then begin work on the requested service. The Customer acknowledges that some equipment may be subject to shipping delays, and the Vendor is not responsible for delays caused by product availability or delivery timelines. The remaining 50% balance is due within fourteen (14) calendar days of project completion.

2. Estimated Timeline for Completion

While most services are typically completed within thirty (30) calendar days from the time the Vendor begins the project, the Customer acknowledges that completion times may vary due to factors beyond the Vendor's control. The estimated timeline, if provided, is only a guideline and not a guaranteed deadline. If the Customer requests a postponement or causes a delay in the progress of the work, such request must be made in writing. In the event that the Customer delay exceeds fifteen (15) calendar days, the Vendor may invoice for all services rendered and materials purchased up to that date. The Customer agrees to pay the invoiced amount within fifteen (15) calendar days of receipt. Additional charges may apply for delays initiated by the Customer.

3. Price Adjustments

Vendor reserves the right to adjust project or service pricing in the event of changes in manufacturer licensing fees or other direct vendor-related costs. The Customer will be notified of any such adjustments prior to being invoiced for the remaining balance.

4. Non-Payment & Late Fees

Failure to make timely payments constitutes a material breach of this Agreement. A monthly service charge of 1.5%, or the highest amount allowed under Florida law, will be applied to any past due balances. Payments will be applied to the oldest outstanding invoices unless otherwise specified. The Customer is responsible for all costs associated with collection, including attorney's fees.

5. Service Contract Duration & Termination

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written notice prior to the renewal date.

6. Supplemental & Emergency Services

Supplemental services include, but are not limited to, on-site visits, remote support (via phone, email, or screen sharing), travel time, and meetings (in-person or virtual). These services will be billed separately from standard project or service fees. Support requests submitted outside of standard business hours or on holidays will be billed at 1.5 times the normal technician labor rate with a 2-hour minimum, plus travel. Emergency service will be clearly labeled on both the support ticket and final invoice.

7. Technician Time Rates

- Standard Business Hours: \$165/hour (2-hour minimum, plus travel)
- Emergency Hours (After-Hours, Holidays, Urgent Support): \$247.50/hour (2-hour minimum, plus travel)

8. Support Request Methods

Customers may submit support requests by:

- Calling (813) 444-4355
- Emailing support@completeit.io

Support requests made outside of these methods (e.g., text, voicemail, social media) may result in delayed response times from the Complete I.T. support team.

9. Refund Policy

Vendor maintains a strict NO REFUNDS policy on deposits, project totals, or any monetary exchanges related to services rendered or contracted.

10. Manufacturer Warranties & Exclusions

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer. The Vendor does not offer any separate or extended warranty beyond what is provided by the manufacturer. Manufacturer warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents. The Customer acknowledges that any such damages are not covered under warranty and may require additional service, replacement, and/or labor at the Customer's expense.

Main Gate Enterprises, Inc. Proposal

6/17/2025

QUOTE # 45825-80



State Certified Building Contractor Lic# CBC1266890

State Certified Electrical Contractor Lic# EC13006517

240 Stenstrom Rd. Wauchula, FL 33873

Phone: 863-773-3066 Fax: 863-773-5072 www.main-gates.com

GREYHAWK LANDING - GATELINE CAMERAS

ATTN: ANDREW DAVIS

PHONE: 941-746-6670 EMAIL: FIELDMGR@GREYHAWKCDD.ORG

SUPPLY AND INSTALL OF ALL ITEMS LISTED BELOW

DRAWING REFERENCE: ON SITE EVALUATION

CONDUIT FROM ENCLOSURE TO CAMERA OVERVIEW POST PROVIDED BY CUSTOMER. INTERNET AND ELECTRICITY BY OTHERS. USE EXISTING POSTS FOR OVERVIEW.

Item #	Item Type	Description	Quantity
1	ENTRY TAG CAMERA	IC REALTIME 4MP ANPR/LPR CAMERA. 4MP IP INDOOR/OUTDOOR FULL SIZE BULLET ANPR CAMERA. 8MM-32MM LENS. 98FT ADJUSTABLE IR/WARM LED POE +. TO BE INSTALLED: (1) BRAMBLING COURT, (1) HARRIERS PLACE, (1) GERANIUM GLEN, (1) UPPER MANATEE (SEE PREVIOUS APPROVED QUOTE FOR ADDITIONAL TAG CAMS), (1) ROSEMARY, (1) GOLDENROD, (2) MAIN ENTRY (SEE PREVIOUS APPROVED QUOTE FOR ADDITIONAL TAG CAMS).	8
2	OVERVIEW CAMERA	IC REALTIME 4MP BULLET CAMERA IRW3. 4MP IP INDOOR/OUTDOOR MID SIZE BULLET. VARIFOCAL 2.7-13.5MM MOTORIZED LENS. 197FT SMART IR POE CAPABLE. (1) BRAMBLING COURT, (1) HARRIERS PLACE, (1) GERANIUM GLEN, (2) UPPER MANATEE, (1) ROSEMARY, (1) GOLDENROD, (3) MAIN ENTRY	10
3	MISC	MISC (WIRE CONNECTORS, CONDUIT CONNECTORS, ETC).	1
4	NVR ENCLOSURE	IC REALTIME NEMA ENCLOSURE WITH 8 CHANNEL NVR. ENVIRONMENTAL BOX WITH DUAL FAN TEMPERATURE CONTROL MODULE. 8CH IP 1U SHELFMOUNT NVR. 2HDD IP RESOLUTION UP TO 16MP/30FPS. 4TB.	6
5	SWITCH	UBIQUITI UNIFI SWITCH LITE USW 8 POE	6
6	LABOR	LABOR TO PROFESSIONALLY INSTALL ALL EQUIPMENT LISTED ABOVE	1
7	TOTAL	TOTAL PROPOSED PRICE	\$77,043

OPTIONS			
		OPTION 1: BARRIER ARM IMPACT SENSOR	
8	BARRIER ARM SENSOR	INSTALLED ON BARRIER ARM TOWER/ARM, WIRED INTO CONTROLLER AND NVR. SENDS ALERT WHEN IT SENSES DISTURBANCE THAT THE ARM HAS BEEN HIT OR KNOCKED OFF AND LOST CONTACT WITH THE SENSOR.	13
9	LABOR	LABOR TO INSTALL AND WIRE IN BARRIER ARM CONTROLLER	1
10		OPTION 1 TOTAL	\$6,198
PAVER REMOVAL AND REPLACEMENT, IF REQUIRED, TO BE PROVIDED BY OTHERS.			
ELECTRICITY TO BE PROVIDED BY OTHERS.			
TELEPHONE LINE TO TELEPHONE ENTRY UNIT TO BE PROVIDED BY OTHERS. INTERNET AT GATELINE PROVIDED BY OTHERS.			
SCHEDULE: START OF WORK IS CONTINGENT UPON RECEIVING A SIGNED CONTRACT, 50% DEPOSIT, NOTICE OF COMMENCEMENT AND ISSUANCE OF PERMIT. START DATE WOULD HAVE TO BE ADJUSTED IF THERE ARE DELAYS IN RECEIPT OF ANY OF THE ABOVE.			
TERMS: 50% INITIAL DRAW WITH PROGRESS BILLING AS WORK IS PERFORMED WITH BALANCE DUE UPON COMPLETION. COMPLETION DEFINED AS SUBSTANTIAL COMPLETION OF CONTRACTED WORK. MAIN GATE ENTERPRISES, INC. EXPECTS PAYMENT EVEN IF WORK PERFORMED BY OTHERS (E.G. POWER, PHONE COMPANIES) IS NOT COMPLETED. THE CUSTOMER AGREES THAT THE FULL AMOUNT OF THIS CONTRACT IS DUE AND PAYABLE UPON COMPLETION AND INVOICE IS RENDERED. IF NOT PAID WITHIN 10 DAYS, THE CUSTOMER AGREES TO PAY A SERVICE CHARGE PER MONTH FROM THE DATE OF THE STATEMENT UNTIL PAID. AFTER 30 DAYS, IF THE STATEMENT IS GIVEN TO AN ATTORNEY FOR COLLECTION, THE CUSTOMER AGREES TO PAY ALL ATTORNEY FEES AND COURT COSTS SHOULD SUIT BE NECESSARY.			
1 YEAR WARRANTY ON MATERIALS AND WORKMANSHIP, EXCEPT GATE STRIKES, VANDALISM AND ACTS OF GOD. WARRANTY PERIOD BEGINS UPON COMPLETION OF INSTALLATION AND ACCEPTANCE BY DEVELOPER.			
WE PROPOSE TO FURNISH MATERIAL AND LABOR - COMPLETED IN ACCORDANCE WITH SPECIFICATIONS ABOVE. PROPOSED PRICE INCLUDES ALL APPLICABLE TAXES.			
PROPOSAL EXPIRES 30 DAYS FROM DATE OF PROPOSAL			
ACCEPTANCE OF PROPOSAL: THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO PERFORM THE WORK AS SPECIFIED.			
Main Gate Enterprises, Inc. Signed: _____ Print Name: _____ Title: _____ Date: _____		Greyhawk Landing Signed: _____ Print Name: _____ Title: _____ Date: _____	