



Rizzetta & Company

Greyhawk Landing Community Development District

**Board of Supervisors' Meeting
November 20, 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

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

October 14, 2025

Teams Dial in number: 321-754-9488

Phone conference ID: 969 940 437#

FINAL AGENDA

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Thursday, November 20, 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. Discussion of Aquatic Maintenance
 1. Consideration of Aerators Proposal Tab 1
 - B. Landscape Maintenance and Proposals USC
 - C. Field Manager Report Tab 2
 - D. District Counsel
 - E. District Engineer
 - F. District Manager Report Tab 3
- 4. BUSINESS ADMINISTRATION**
 - A. Review of Financial Statement for October 2025 Tab 4
 - B. Consideration of the Operations and Maintenance Expenditures for the Month of October 2025 Tab 5
- 5. BUSINESS ITEMS**
 - A. Consideration of Paving Proposal Tab 6
 - B. Consideration of Mulberry Pool Proposal Tab 7
 - C. Consideration of the 3rd Quarter Website Audit Tab 8
 - D. Consideration of 2026 Calendar of Events Tab 9
 - E. Consideration of Resolution 2026-01, Amending the Adopted Budget for FY 24-25 Tab 10
 - F. Discussion of Vendor Parking
 - G. Discussion of Goals and Objectives
- 6. SUPERVISOR REQUESTS**
- 7. 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



Mailing:

Physical:

P.O. Box 917
Parrish, FL 34219

11719 31st TER E
Palmetto, FL 34221

813.564.2322
www.sitexaquatics.com

Fountain/Aeration Proposal

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" and GreyHawk Landing CDD hereafter called "customer"

Customer: GreyHawk Landing CDD
C/O: Rizzetta & Company
Contact: Matt O'Nolan
Address: 3434 Colewell Ave unit 200 Tampa, Florida 33614
Email: monolan@rizzetta.com
Phone: 813.533.2950

The Following bid is for the Sale & installation of 4-Airmax Aeration systems to be installed at the GreyHawk Landing Community located in the city of Bradenton, Florida.

Service	Cost
Pond #8w-AirMax LS80 cabinet, w/6 bottom diffusers & 2500' weighted tubing	\$13,505.00
Pond #8w-Power, power to be connected to closest light post	\$3,400.00
Pond #17-AirMax PS60 cabinet, w/5 bottom diffusers & 2000' weighted tubing	\$8,949.00
Pond #17-Power, power to be connected to closest light post	\$3,600.00
Pond #27-AirMax LS80 cabinet, w/6 bottom diffusers & 3000' weighted tubing	\$14,323.00
Pond #27-Power, Power to be pulled from road & ran 650' to center of pond at wetland	\$13,800.00
Pond #47- AirMax LS80 cabinet, w/6 bottom diffusers & 2500' weighted tubing	\$13,505.00
Pond #47-Power, power to be connected to closest light post	\$3,400.00
Warranties-3 years compressor, 10yr cabinet, 5yr line & diffusers, 1 year on labor	Included
Estimated Freight	\$2,800.00
Total cost	\$77,282.00

A deposit of 50% deposit is due upon execution of this agreement & for equipment to be ordered, with remaining 50% due within 30 days of completion of installation. Overdue accounts may accrue a service charge. Proposal valid for 30 days from date below.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the second page, which are incorporated in this agreement.

11/05/2025

Accepted By

Date

President, Sitex Aquatics LLC.

Date

Terms & Conditions

Payment

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

Responsibility

Customer is responsible for all electrical services to the control box, Sitex is not an electrical contractor nor claims to be responsible for any electrical responsibilities. Customer agrees to pay separate cost incurred by said electrical contractor.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Insurance

Sitex shall maintain the following insurance coverage and limits:

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.

AIRMAX®

PondSeries® Aeration Systems

Adaptable Pond Design | Single Systems Aerate up to 6 Acres

Airmax PondSeries Aeration Systems can be adapted to fit uniquely shaped ponds for maximum aeration. The single plate PS10 system is excellent for small or regularly shaped ponds while the 6 plate PS60 tackles water bodies up to 6 acres or ponds with an irregular shape that require precision plate placement for even circulation.

Airmax Warranty Information

- Compressor & Electrical Components - 3 Years
- Airline & Diffusers - 5 Years
- Cabinet - 10 Years

QUIET & COOL COMPOSITE CABINET

Quiet Cabinet Design: Engineered to absorb sound, reduce vibration and provide ultimate protection

Enhanced Cooling System: Tunnels airflow throughout the cabinet for maximum air exchange

Dual Air Filters: High density intake filters for reduced maintenance and maximum system life

Integrated Elevated Base: Protects against damaging flood water

BEST-IN-CLASS DIFFUSER

360° Bubble Production: Maximum circulation and oxygen saturation

Patented PTFE Non-stick Membrane: No clogs or debris affecting airflow

EasySet Base Plate: Simple installation and maintenance

INDUSTRY-LEADING COMPRESSOR DESIGN

SilentAir® Compressor: Up to 1HP, high efficiency, low cost to operate, continuous duty, quick connect fittings for simplified maintenance

Integrated SmartStart Technology (IST): System protection after power interruptions

EASYSET® AIRLINE

Self-Weighted: No bricks, weights or ties needed. Kink free and fish hook resistant

Direct Burial: Use from power source to pond's edge



Benefits of Diffused Aeration

- Circulates and oxygenates the entire water column eliminating thermal stratification and creating a thriving pond environment
- Creates a clear, clean and balanced pond with less bottom muck
- Reduces the chance of fish loss caused by turnover
- Prevents stagnant water, reducing midge fly and mosquito populations

See the results at Airmaxeco.com/AerationCaseStudy

AIRMAX®

AERATION MAPPING SERVICE THE RIGHT SYSTEM FOR THE PERFECT POND!

LET A CERTIFIED AIRMAX INSTALLER DESIGN THE RIGHT SYSTEM FOR YOUR POND OR LAKE!

Selecting the right system as well as determining the proper placement of the diffusers is vital to ensuring you are circulating and aerating your pond or lake effectively. Incorrectly placing diffusers or using an under-sized unit, limits the overall effectiveness of an aeration system. The Airmax Assist™ mapping service ends the guesswork. When a Certified Installer uses Airmax's proprietary software to map your pond or lake, not only will the installer stand behind the installation but Airmax will guarantee the results!

HERE IS HOW TO GET YOUR LAYOUT:

Visit www.airmaxeco.com/airmax-assist and complete a short survey. Airmax will run this information along with input from your local Certified Installer through the Airmax Assist proprietary software to create a complete pond profile, detailed aeration placement map and a management plan.



PondSeries Systems

System	Single System Aerating Area		What's Included				System Specs				
	Maximum Aerating Area 12'-50' depth	Max Diffuser Depth (ft)	Max # of ProAir® 4 Diffusers	Rocking Piston Compressor HP	EasySet Airline †	Cabinet Size	Amps		Op. Cost / Month (24/7)	Decibel Level at 5' Distance	Max CFM
PS10	1 acre*	50	1	G25 1/4 HP	Use with 3/8" or 5/8" Airline	Standard	1.6	0.8	\$13.64**	50.5	2.3
PS20	2 acres*	50	2	G50 1/2 HP	Use with 3/8" or 5/8" Airline	Standard	4.1	2.05	\$34.10**	50.7	4.7
PS40	4 acres*	50	4	T75 3/4 HP	Use with 3/8" or 5/8" Airline	Standard	4.3	2.15	\$36.58**	52.6	5.6
PS60	6 acres*	50	6	T100 1 HP	Use with 5/8" Airline	Large	6.3	3.15	\$51.90**	58.7	7.1

* For larger ponds or lakes, multiple systems may be used.

** Operating cost is calculated at 10¢ per kilowatt hour. Cost will vary depending on location.

† 5/8" airline is recommended for a single line longer than 300' or when total airline is greater than 600'

ProAir 4 Diffuser Size: 19"L x 19"W x 5"H
Standard Cabinet Size: 23"L x 17"W x 15"H
Large Cabinet Size: 27"L x 24"W x 18.75"H

AIRMAX

LakeSeries® Aeration Systems

Customizable Large Lake Design | Single Systems up to 12 Acres

Airmax LakeSeries Aeration Systems are designed to provide maximum oxygen saturation and water circulation to lakes and large ponds. Housed in a lockable Powder-Coated Aluminum Cabinet, the LakeSeries systems are secure and built to last. Cabinets feature advanced filtration and cooling technology, ensuring long system life.

Airmax Warranty Information

- Compressor & Electrical Components - 3 Years
- Airline & Diffusers - 5 Years
- Cabinet - 10 Years

QUIET & COOL ALUMINUM CABINET

Quiet Cabinet Design: Engineered to absorb sound and reduce vibration

Lockable Powder-Coated Aluminum Cabinet: For ultimate protection and durability

Enhanced Airflow Management: Optimize airflow for up to 12 diffusers

Enhanced Cooling System: Dual cooling fans tunnel airflow evenly through the cabinet for maximum air exchange

Extra Large Integrated Filter: High density intake filter for reduced maintenance and maximum system life

Integrated Elevated Base & Composite Mounting Pad: Protects against damaging flood water and provides additional stability

BEST-IN-CLASS DIFFUSER

360° Bubble Production: Maximum circulation and oxygen saturation

Patented PTFE Non-stick Membrane: No clogs or debris affecting airflow

EasySet Base Plate: Simple installation and maintenance

CUSTOMIZABLE DUAL COMPRESSOR DESIGN

Dual SilentAir® Compressors: Up to 2 HP total, high efficiency, low cost to operate, continuous duty, easy maintenance

Integrated SmartStart Technology (IST): System protection after power interruptions

Hot Swappable Design: Quick connect fittings and easy attach compressor mounting plate for simplified maintenance

EASYSET® AIRLINE

Self-Weighted: No bricks, weights or ties needed. Kink free and fish hook resistant

Direct Burial: Use from power source to pond's edge



airmaxeco.com | 866.424.7629 | contactus@airmaxeco.com



Benefits of Diffused Aeration

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LakeSeries Systems

System	Single System Aerating Area		What's Included			System Specs				
	Maximum Aerating Area 12'-50' depth	Max Diffuser Depth (ft)	Max # of ProAir® 4 Diffusers	Rocking Piston Compressor HP	EasySet Airline	Amps		Op. Cost / Month (24/7)	Decibel Level at 5' Distance	Max CFM
						115v	230v			
LS80	8 Acres*	50	8	(2) T75 3/4 HP	Use with 5/8" Airline	8.6	4.3	\$70.80**	60	11.2
LS120	12 Acres*	50	12	(2) T100 1 HP	Use with 5/8" Airline	N/A	6.3	\$103.80**	62.8	14.2

* For larger ponds or lakes, multiple systems may be used.

** Operating cost is calculated at 10¢ per kilowatt hour. Cost will vary depending on location.

ProAir 4 Diffuser Size: 19"L x 19"W x 5"H
Metal Cabinet Size: 30.25"L x 28.75"W x 21"H

Tab 2



GREYHAWK LANDING
GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT
FIELD MANAGER MONTHLY REPORT

Andrew Davis –November 20th, 2025

Aquatics - Lakes & Ponds Update:

- Cross Creek was able to replace the bad aeration pump for pond 8W. Everything is in place and is working good. However, no visible evidence of bubbles are coming from the bubbler inside the pond. We believe there is a cut line, or possibly a clogged line.
- SITEX – new pond vendor arrived onsite with 3 spray techs on Thursday, Nov. 6th. I was able to ride around with the site manager to look at one or two ponds that were close by with concerns.
- Sitex will be providing monthly reports to show what the ponds look like using Drone photography.
- Their goal is to tend to all pond concerns in the community before opening up the conservation clearing to remove invasive trees (such as Brazilian peppers) or other nuisance vegetation.

SSLM

Meetings held on 10/01, 10/08, & 10/16

Items to be addressed by Sunstate that are pending:

- SSLM has actively been in the community tending to irrigation issues throughout the month.
- The boring project under the roadway near the intersection of Peregrin and Greyhawk Blvd was completed and the crews are running connection wires, as of Tuesday, 11/11/2025
- Irrigation heads and sprinkler system is being monitored as several heads were reported as spraying windshields as vehicles drove down Greyhawk Blvd. This is a safety concern and SSLM was asked to address immediately.
- Another safety concern that was brought to the CDD attention is that SSLM vehicles parked at the bus stop round about (just west of the guard house) is causing some concerns for children safety as the bus schedules sometimes overlap.
To reduce traffic jams and for the safety and concern for the young community members, we have asked SSLM to refrain from parking in these areas especially between the hours of 3pm-4:15pm. (Mondays and Tuesdays specifically, but also any other times of the week.)

CDD Facilities Update:

Operations/Maintenance Accomplishments for the month

(Oct. 24th – Nov. 20th)

- LPR cameras for the Main entrance (SR 64 & Upper Manatee) have been installed.
- Annual Foliage was removed from all common areas and center islands on
- Fall foliage will be installed during the week of Nov17 due to irrigation concerns still pending throughout the community
- Both soccer goal nets have been rolled up and secured with Velcro straps so that deer may pass in a safe manner. Anyone who uses the courts should take into consideration to roll them back up when finished. But ultimately, we will monitor the nets going forward and re-strap the nets in the up position for deer and animal safety.

Active / Pending projects: Recreation Center

Currently, there are no active or Pending projects

Active / Pending projects: Mulberry Clubhouse

Currently, there are no active or Pending projects

Active / Pending projects: Gate House (main entrance)

- Toilet at guard house is currently pending schedule to be replaced. The toilet is showing signs of leak – Toilet is old and very worn out, and is in need of replacement.

Maintenance and Operations

Pending Projects Updates:

- Sign posts were delayed with the ordering process. The sign post company (not the installation crew) made it seem that we had to have an account in order to process a request for materials. The conversation went back and forth for several days.
- Baseball back fence is due for re-tying during the week of Nov. 17th. Machinery had to be rented and qualified personnel had to be considered when scheduling the job.

Tab 3



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 18, 2025
- **FY 2023-2024 Audit Completion Deadline:** Completed
- **Next Election (Seats 1, 3, & 5):** November 2026

District Manager's Report

November 20

2025

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FINANCIAL SUMMARY

9/30/2025

General Fund Cash Balance	\$128,147
Investments Operating	\$546,841
Reserve Fund Investment Balance	\$1,821,285
Debt Service Fund Investment Balance	\$282,952
Capital Projects Fund Investments	\$649,208
Total Cash and Investment Balances	\$ 3,428,433
General Fund Expense Variance:	\$48,983 Over Budget



Rizzetta & Company

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

Tab 4



Rizzetta & Company

Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

October 31, 2025

Prepared by: Rizzetta & Company, Inc.

**greyhawkcdd.org
rizzetta.com**

Greyhawk Landing Community Development District

Balance Sheet

As of 10/31/2025

(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	184,087	0	4,866	0	188,953	0	0
Investments	348,230	1,826,640	283,907	531,360	2,990,137	0	0
Accounts Receivable	2,039,097	220,000	972,580	0	3,231,677	0	0
Prepaid Expenses	2,250	0	0	0	2,250	0	0
Refundable Deposits	7,062	0	0	0	7,063	0	0
Fixed Assets	0	0	0	0	0	29,836,454	0
Amount Available in Debt Service	0	0	0	0	0	0	1,261,353
Amount To Be Provided Debt Service	0	0	0	0	0	0	8,160,647
Total Assets	2,580,726	2,046,640	1,261,353	531,360	6,420,080	29,836,454	9,422,000
Liabilities							
Accounts Payable	75,022	0	0	0	75,022	0	0
Accrued Expenses	70,584	0	0	0	70,584	0	0
Other Current Liabilities	105	0	0	0	105	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	9,422,000
Deposits Payable	2,250	0	0	0	2,250	0	0
Total Liabilities	147,961	0	0	0	147,961	0	9,422,000
Fund Equity & Other Credits							
Beginning Fund Balance	602,360	1,821,285	282,952	649,208	3,355,805	0	0
Investment In General Fixed Assets	0	0	0	0	0	29,836,454	0
Net Change in Fund Balance	1,830,405	225,355	978,401	(117,848)	2,916,314	0	0
Total Fund Equity & Other Credits	2,432,765	2,046,640	1,261,353	531,360	6,272,119	29,836,454	0
Total Liabilities & Fund Equity	2,580,726	2,046,640	1,261,353	531,360	6,420,080	29,836,454	9,422,000

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	15,000	1,250	1,396	146
Special Assessments				
Tax Roll	2,039,098	2,039,098	2,050,398	11,300
Other Misc. Revenues				
Insurance Proceeds	5,000	5,000	0	(5,000)
Miscellaneous Revenue	0	0	1,497	1,497
Total Revenues	2,059,098	2,045,348	2,053,291	7,943
Expenditures				
Legislative				
Supervisor Fees	9,600	800	800	0
Total Legislative	9,600	800	800	0
Financial & Administrative				
Accounting Services	21,167	1,764	1,764	0
Administrative Services	5,013	418	418	0
Arbitrage Rebate Calculation	1,000	83	0	83
Assessment Roll	5,570	5,570	5,570	0
Auditing Services	3,650	0	0	0
Bank Fees	1,800	150	133	17
Disclosure Report	1,000	83	0	83
District Engineer	42,000	3,500	2,063	1,438
District Management	25,066	2,089	2,089	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,456	371	371	0
Legal Advertising	1,000	84	0	83
Miscellaneous Mailings	1,000	83	0	83
Public Officials Liability Insurance	4,163	4,163	3,922	241
Trustees Fees	11,530	5,257	8,714	(3,457)
Website Hosting, Maintenance, Backup & E	4,418	1,778	1,778	0
Total Financial & Administrative	133,008	25,568	26,997	(1,429)
Legal Counsel				
District Counsel	43,286	3,607	2,298	1,309
Total Legal Counsel	43,286	3,607	2,298	1,309
Security Operations				
FHP Patrol	35,000	2,917	3,500	(584)
Guard & Gate Facility Maintenance & Repa	16,000	1,333	2,387	(1,053)
Security Camera Maintenance	4,000	333	0	333
Security Monitoring Services	7,640	637	1,294	(657)
Security Services & Patrols	347,331	28,944	32,108	(3,164)
Total Security Operations	409,971	34,164	39,289	(5,125)
Electric Utility Services				
Utility - Recreation Facilities	42,000	3,500	3,663	(163)

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Utility - Street Lights	11,000	917	1,014	(97)
Utility Services	26,000	2,167	3,654	(1,487)
Total Electric Utility Services	79,000	6,584	8,331	(1,747)
Gas Utility Service				
Utility Services	300	25	19	5
Total Gas Utility Service	300	25	19	5
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	13,000	1,083	2,047	(963)
Total Garbage/Solid Waste Control Services	13,000	1,083	2,047	(963)
Water-Sewer Combination Services				
Utility Services	38,000	3,167	1,834	1,333
Total Water-Sewer Combination Services	38,000	3,167	1,834	1,333
Stormwater Control				
Aquatic Maintenance	49,747	4,145	0	4,145
Aquatic Plant Replacement	3,000	250	0	250
Fountain Service Repair & Maintenance	4,500	375	0	375
Lake/Pond Bank Maintenance & Repair	5,000	417	1,000	(583)
Midge Fly Treatments	10,000	833	0	833
Stormwater System Maintenance	6,000	500	950	(450)
Wetland Invasive Areas Maintenance	35,500	2,959	14,900	(11,942)
Wetland Monitoring & Maintenance	13,312	1,109	0	1,110
Total Stormwater Control	127,059	10,588	16,850	(6,262)
Other Physical Environment				
Employee - Salaries	235,683	19,640	16,253	3,387
Employee - Workers Comp	849	849	850	(1)
Entry & Walls Maintenance & Repair	4,000	334	0	333
Fire Ant Treatment	8,000	666	0	667
General Liability Insurance	7,564	7,564	4,278	3,286
Holiday Decorations	16,500	8,250	8,250	0
Hurricane Related Expenses	50,463	4,205	0	4,205
Irrigation Maintenance	30,000	2,500	9,528	(7,028)
Landscape - Annuals/Flowers	17,500	1,459	0	1,459
Landscape - Mulch	33,300	2,775	0	2,775
Landscape Inspection Services	5,100	850	950	(100)
Landscape Maintenance	372,000	31,000	27,273	3,727
Landscape Replacement Plants, Shrubs, Tr	50,000	4,166	1,280	2,887
Property Insurance	35,000	35,000	30,236	4,764
Tree Trimming Services	20,000	1,667	0	1,666
Total Other Physical Environment	885,959	120,925	98,898	22,027
Road & Street Facilities				
Gate Maintenance & Repair	12,000	1,000	0	1,000
Parking Lot Repair & Maintenance	1,500	125	0	125
Roadway Repair & Maintenance	2,500	208	0	209
Sidewalk Maintenance & Repair	45,000	3,750	0	3,750
Street Light/Decorative Light Maintenance	30,000	2,500	4,095	(1,595)

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
nanc				
Street Sign Repair & Replacement	5,000	417	6,163	(5,747)
Total Road & Street Facilities	96,000	8,000	10,258	(2,258)
Parks & Recreation				
Athletic Court/Field/Playground Main- tena	5,000	417	201	216
Basketball Court Maintenance & Sup- plies	3,000	250	0	250
Cable & Internet	21,500	1,791	1,936	(144)
Clubhouse Janitorial Services	12,000	1,000	2,500	(1,500)
Facility Supplies	6,000	500	672	(172)
Fitness Equipment Maintenance & Re- pair	7,500	625	707	(83)
Maintenance & Repairs	30,000	2,500	1,601	899
Office Supplies	4,500	375	0	375
Pest Control & Termite Bond	3,800	317	365	(48)
Playground Equipment & Maintenance	2,000	167	0	166
Pool Repairs	7,000	583	3,669	(3,085)
Pool Service Contract	47,280	3,940	3,200	740
Pool/Water Park/Fountain Maintenance	1,000	83	0	83
Tennis Court Maintenance & Supplies	5,000	417	0	417
Vehicle Maintenance	3,335	278	414	(136)
Total Parks & Recreation	158,915	13,243	15,265	(2,022)
Contingency				
Capital Projects	25,000	2,083	0	2,084
Miscellaneous Contingency	40,000	3,334	0	3,333
Total Contingency	65,000	5,417	0	5,417
Total Expenditures	2,059,098	233,171	222,886	10,285
Total Excess of Revenues Over(Under) Ex- penditures	0	1,812,177	1,830,405	18,228
Fund Balance, Beginning of Period	0	0	602,360	602,360
Total Fund Balance, End of Period	0	1,812,177	2,432,765	620,588

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	50,000	50,000	6,140	(43,860)
Special Assessments				
Tax Roll	220,000	220,000	220,000	0
Total Revenues	<u>270,000</u>	<u>270,000</u>	<u>226,140</u>	<u>(43,860)</u>
Expenditures				
Contingency				
Capital Reserve	270,000	270,000	0	270,000
Total Contingency	<u>270,000</u>	<u>270,000</u>	<u>0</u>	<u>270,000</u>
Total Expenditures	<u>270,000</u>	<u>270,000</u>	<u>0</u>	<u>270,000</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>226,140</u>	<u>226,140</u>
Total Other Financing Sources(Uses)				
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	(785)	(785)
Total Gain or Loss on Investments	<u>0</u>	<u>0</u>	<u>(785)</u>	<u>(785)</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(785)</u>	<u>(785)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,821,285</u>	<u>1,821,285</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>2,046,640</u>	<u>2,046,640</u>

Statement of Revenues and Expenditures

As of 10/31/2025
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	275	275
Special Assessments				
Tax Roll	354,900	354,900	356,676	1,776
Total Revenues	<u>354,900</u>	<u>354,900</u>	<u>356,951</u>	<u>2,051</u>
Expenditures				
Debt Service				
Interest	49,900	0	0	0
Principal	305,000	0	0	0
Total Debt Service	<u>354,900</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenditures	<u>354,900</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>354,900</u>	<u>356,951</u>	<u>2,051</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>81,555</u>	<u>81,555</u>
Total Fund Balance, End of Period	<u>0</u>	<u>354,900</u>	<u>438,506</u>	<u>83,606</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	455	455
Special Assessments				
Tax Roll	305,910	305,910	307,440	1,530
Total Revenues	<u>305,910</u>	<u>305,910</u>	<u>307,895</u>	<u>1,985</u>
Expenditures				
Debt Service				
Interest	178,910	0	0	0
Principal	127,000	0	0	0
Total Debt Service	<u>305,910</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenditures	<u>305,910</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>305,910</u>	<u>307,895</u>	<u>1,985</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>134,632</u>	<u>134,632</u>
Total Fund Balance, End of Period	<u>0</u>	<u>305,910</u>	<u>442,527</u>	<u>136,617</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	225	225
Special Assessments				
Tax Roll	311,771	311,771	313,331	1,560
Total Revenues	<u>311,771</u>	<u>311,771</u>	<u>313,556</u>	<u>1,785</u>
Expenditures				
Debt Service				
Interest	74,771	0	0	0
Principal	237,000	0	0	0
Total Debt Service	<u>311,771</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenditures	<u>311,771</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>311,771</u>	<u>313,556</u>	<u>1,785</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>66,764</u>	<u>66,765</u>
Total Fund Balance, End of Period	<u>0</u>	<u>311,771</u>	<u>380,320</u>	<u>68,550</u>

See Notes to Unaudited Financial Statements

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

Statement of Revenues and Expenditures

As of 10/31/2025
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,228	2,228
Total Revenues	0	0	2,228	2,228
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	120,076	(120,076)
Total Other Physical Environment	0	0	120,076	(120,076)
Total Expenditures	0	0	120,076	(120,076)
Total Excess of Revenues Over(Under) Expenditures	0	0	(117,848)	(117,848)
Fund Balance, Beginning of Period	0	0	649,208	649,208
Total Fund Balance, End of Period	0	0	531,360	531,360

See Notes to Unaudited Financial Statements

Greyhawk Landing CDD
Investment Summary
October 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2025</u>
FL CLASS General	Average Monthly Yield 4.2333%	\$ 348,230
		-
	Total General Fund Investments	\$ 348,230
FL CLASS General Fund Reserve - Enhanced Cash	Average Monthly Yield 4.2547%	\$ 786,701
FL CLASS General Fund Reserve	Average Monthly Yield 4.2333%	383
Valley National Reserve	Governmental Checking/ ICS	807,143
Valley National Road Reserve	Governmental Checking	232,413
	Total Reserve Fund Investments	\$ 1,826,640
US Bank S2021 Refunding - Revenue	US Bank Money Market GCTS 0490	\$ 81,831
US Bank S2021 Revenue	US Bank Money Market GCTS 0490	66,990
US Bank S2023 Interest	US Bank Money Market GCTS 0490	2,038
US Bank S2023 Revenue	US Bank Money Market GCTS 0490	133,048
	Total Debt Service Fund Investments	\$ 283,907
US Bank S2021 Acquisition & Construction	US Bank Money Market GCTS 0490	\$ 531,360
	Total Capital Projects Fund Investments	\$ 531,360

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/R Ledger
From 10/01/2025 to 10/31/2025

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
985, 2776							
	985-001	985 General Fund	Manatee County Tax Collector	AR00002933	12110	10/01/2025	2,039,096.79
Sum for 985, 2776							2,039,096.79
985, 2777							
	985-005	985 Reserve Fund	Manatee County Tax Collector	AR00002933	12110	10/01/2025	220,000.00
Sum for 985, 2777							220,000.00
985, 2778							
	985-200	985 Debt Service Fund S2021 Re- fund	Manatee County Tax Collector	AR00002933	12110	10/01/2025	354,899.90
Sum for 985, 2778							354,899.90
985, 2779							
	985-201	985 Debt Service Fund S2023	Manatee County Tax Collector	AR00002933	12110	10/01/2025	305,909.61
Sum for 985, 2779							305,909.61
985, 2780							
	985-202	985 Debt Service Fund S2021	Manatee County Tax Collector	AR00002933	12110	10/01/2025	311,770.71
Sum for 985, 2780							311,770.71
Sum for 985							3,231,677.01
Sum Total							3,231,677.01

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District
Summary A/P Ledger
From 10/01/2025 to 10/31/2025

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
985, 2776					
985 General Fund	10/31/2025	Accurate Drilling Solutions, LLC	i7248	Irrigation Repair 11/25	7,027.70
985 General Fund	10/31/2025	All Security Equipment	S63199	Barrier Arms 09/25	978.22
985 General Fund	10/31/2025	Aramco, Inc.	369041	Sign Posts & Ball Tops 10/25	6,163.80
985 General Fund	10/14/2025	Crosscreek Environmental, Inc.	23307	Fish Kill Clean Up 10/25	1,000.00
985 General Fund	10/13/2025	Crosscreek Environmental, Inc.	23124	Monthly Pond Maintenance 10/25	3,986.10
985 General Fund	10/21/2025	Crosscreek Environmental, Inc.	23341	Mechanical Mulching 10/25	14,900.00
985 General Fund	10/24/2025	Main Gate Enterprises, Inc.	36840	Gate Repair 09/25	1,179.94
985 General Fund	10/27/2025	Manatee County Utilities Department	100020436	10/25 100020436 09/25 - 10/25 1400 Greyhawk Blvd 10/25 ACH	49.55
985 General Fund	10/27/2025	Manatee County Utilities Department	100201490	ACH 10/25 12498 Mulberry Ave 10/25	86.74
985 General Fund	10/27/2025	Manatee County Utilities Department	100201730	ACH 10/25 11806 Petunia Terrace 10/25	3.98
985 General Fund	10/27/2025	Manatee County Utilities Department	100020720	ACH 10/25 100020720 09/25 - 10/25 1586 Greyhawk Blvd 10/25	120.13
985 General Fund	10/27/2025	Manatee County Utilities Department	100020555	ACH 10/25 100020555 09/25 - 10/25 1057 Buttercup Glen 10/25	104.67
985 General Fund	10/27/2025	Manatee County Utilities Department	100201568	ACH 10/25 723 Rosemary Circle 10/25	0.75
985 General Fund	10/27/2025	Manatee County Utilities Department	100020499	ACH 10/25 100020499 09/25 - 10/25 1023 Fig Glen 10/25	24.16
985 General Fund	10/27/2025	MCUD	100201813	ACH 10/25 11811 Petunia Terrace 10/25	20.94
985 General Fund	10/27/2025	MCUD	100201398	ACH 10/25 648 Honeyflower Loop 10/25	38.68
985 General Fund	10/27/2025	MCUD	100201254	ACH 10/25 12350 Mulberry Ave 10/25	363.10
985 General Fund	10/27/2025	MCUD	100201254	ACH 10/25 12350 Mulberry Ave 10/25	843.72
985 General Fund	10/27/2025	MCUD	100201320	ACH 10/25 12810 Mulberry Ave 10/25	94.52
985 General Fund	10/27/2025	MCUD	100020612	ACH 10/25 100020612 09/25 - 10/25 11708 Goldenrod Ave 10/25	18.71
985 General Fund	10/27/2025	MCUD	100020663	ACH 10/25 100020663 09/25 - 10/25 12351 Goldenrod Ave 10/25	3.34
985 General Fund	10/27/2025	MCUD	100020378	ACH 0/25 100020378 09/25 - 10/25 700 Greyhawk Blvd 10/25	904.49
985 General Fund	10/27/2025	MCUD	100020378	ACH 0/25 100020378 09/25 - 10/25 700 Greyhawk Blvd 10/25	159.89
985 General Fund	10/31/2025	Pools by Lowell, Inc.	183481665	Pool Services 09/25	1,600.00
985 General Fund	10/27/2025	Pye-Barker Fire & Safety, Inc.	IV00748889	Service Call and Annual Fire Inspection 10/25	317.00
985 General Fund	10/29/2025	Redwire	617526	Fire System/Monthly Monitoring 10/25	1,092.00
985 General Fund	10/25/2025	Redwire	616585	Fire System/Monthly Monitoring Service 11/25	201.40
985 General Fund	10/15/2025	Sun State Landscape Management, Inc.	69853	Irrigation Repairs 10/25	2,500.00
985 General Fund	10/31/2025	TFR Cleaning Services, Inc.	89032	Grout Cleaning 10/25	1,500.00
985 General Fund	10/27/2025	Universal Protection Service, LLC	17711499	Security Services 09/26/25-10/30/25	29,738.19

Greyhawk Landing Community Development District
Summary A/P Ledger
From 10/01/2025 to 10/31/2025

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
Sum for 985, 2776					75,021.72
Sum for 985					75,021.72
Sum Total					75,021.72

Greyhawk Landing Community Development District
Notes to Unaudited Financial Statements
October 31, 2025

Balance Sheet

1. Trust statement activity has been recorded through 10/31/25.
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.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 5

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 October 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$156,485.85**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Charter Communications	20251029-1	0034318101025 10/25 ACH	8337106990034318 10/25 -11/25 700	\$ 221.17
Brad Tatar	100855	102025 Tatar	Deposit Refund Ck#588 09/16/25	\$ 250.00
Chad Stanley Chester	100815	CC92525	Board of Supervisor Meeting 09/25/25	\$ 200.00
Chad Stanley Chester	100856	CC102325	Board of Supervisor Meeting 10/23/25	\$ 200.00
Cheryl Ady	100816	CA092525	Board of Supervisor Meeting 09/25/25	\$ 200.00
Cheryl Ady	100857	CA102325	Board of Supervisor Meeting 10/23/25	\$ 200.00
Crosscreek Environmental, Inc	100828	22721	Quarterly Maintenance 09/25	\$ 3,200.00
Crosscreek Environmental, Inc	100844	22722	Monthly Maintenance 09/25	\$ 3,986.10
Egis Insurance Advisors, LLC	100817	29572	WC100125617 10/01/25-10/01/26	\$ 850.00
FenceScreen LLC	100824	Q-107126	Pickleball Windscreens 08/25	\$ 3,344.04
Fitness Logic, Inc.	100832	126555	Equipment Repair 10/25	\$ 125.00
Fitness Logic, Inc.	100832	126556	Equipment Repair 10/25	\$ 125.00
Fitness Logic, Inc.	100836	126557	Equipment Repair 10/25	\$ 125.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Fitness Logic, Inc.	100839	126624	Monthly Maintenance 10/25	\$ 135.00
FL Off Duty Police	100847	GH100125	Off Duty Patrol Services 09/25	\$ 3,600.00
Florida Department of Comme 20251023-2		92687	Special District Fee for FY 25-26	\$ 175.00
Florida Department of Revenu 10251016-1		51-8015445488-7 09/25 ACH	Sales Tax 09/25	\$ 135.16
Florida Power & Light Compar 20251028-1		FPL Summary 09/25 ACH-985 FPL Summary 09/25		\$ 2,401.69
Florida Power & Light Compar 20251017-2		Summary 95925-44168 08/25	Summary 95925-44168 08/25	\$ 2,777.72
Florida Power & Light Compar 20251023-1		Summary 95925-44168 09/25	Summary 95925-44168 09/25	\$ 3,787.15
Frontier Florida, LLC	10251023-1	210-141-0055-031323-5 ACH	Internet & Phone Services 10/25	\$ 1,592.17
G & S Pool Supply, Inc.	100849	255812	Mulberry Pool 10/25	\$ 500.00
LaPensee Plumbing, Inc.	100858	485131	Service Call 06/24	\$ 482.78
LaPensee Plumbing, Inc.	100858	493056	Service Call 09/25	\$ 180.00
LaPensee Plumbing, Inc.	100850	517862	Guard House Toilet 08/25	\$ 337.23
LaPensee Plumbing, Inc.	100850	521070	Service Call 10/25	\$ 509.96

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Lyfe Outdoor Comfort Solutior	100821	79535	Refill Mosquito System 09/25	\$ 645.00
Main Gate Enterprises, Inc.	100833	36776	Service Call 09/16/25	\$ 200.00
Main Gate Enterprises, Inc.	100833	36777	Service Call 09/18/25	\$ 200.00
Manatee County Sheriff's Offic	100848	4318	Security Services 09/25	\$ 2,080.00
Manatee County Utilities Depa	20251028-2	100020555 09/25 ACH	1057 Buttercup Lane 09/25	\$ 104.67
Manatee County Utilities Depa	20251017-1	MCUD Summary 09/25 ACH-9	MCUD Summary 09/25 ACH	\$ 5,409.06
Mark E Bush	100818	MB092525	Board of Supervisor Meeting 09/25/25	\$ 200.00
Mark E Bush	100859	MB102325	Board of Supervisor Meeting 10/23/25	\$ 200.00
Nostalgic Lampposts & Mailbo	100852	3692	Lighting Repair 10/25	\$ 388.40
Nostalgic Lampposts & Mailbo	100860	3715	Monthly Maintenance 10/25	\$ 1,400.00
Patricia L. Mathews	100819	PM092525	Board of Supervisor Meeting 09/25/25	\$ 200.00
Patricia L. Mathews	100861	PM102325	Board of Supervisor Meeting 10/23/25	\$ 200.00
Persson, Cohen & Mooney, P.	100830	6375	Legal Services 09/25	\$ 3,020.24

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pickle Holding Company South	100825	039-1810137	Record Operator - 50% Deposit	\$ 2,244.64
Pools by Lowell, Inc.	100820	184453333	Pool Feeder Repairs 09/25	\$ 125.00
Pools by Lowell, Inc.	100820	184461005	Repair Feeder Pump 09/25	\$ 162.50
Pools by Lowell, Inc.	100829	184507049	Pool Repairs 10/25	\$ 1,080.30
Pools by Lowell, Inc.	100862	184594574	Pool Repairs 10/25	\$ 167.93
Pools by Lowell, Inc.	100822	184630390	Pool Services 09/25	\$ 1,600.00
Pools by Lowell, Inc.	100862	184716268	Pool Repairs 10/25	\$ 252.82
Pools by Lowell, Inc.	100840	184719601	32 Gallon Chemical Container 09/25	\$ 94.50
Pools by Lowell, Inc.	100862	184842093	Algae Treatment 10/25	\$ 400.00
Pools by Lowell, Inc.	100862	185229042	Pool Repairs 10/25	\$ 267.48
Redwire	100834	612071	Fire System/Monthly Monitoring Servi	\$ 201.40
Rizzetta & Company, Inc.	100813	INV0000103528	Personnel Reimbursement 09/25	\$ 7,157.41
Rizzetta & Company, Inc.	100814	INV0000103650	District Management Fees 10/25	\$ 5,831.83
Rizzetta & Company, Inc.	100827	INV0000103750	Assessment Roll 10/25	\$ 5,570.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100846	INV0000103783	Oversight & Personnel Reimburseme	\$ 8,512.77
Rizzetta & Company, Inc.	100845	INV0000103871	Cell Phone/Mileage/Travel 09/25	\$ 57.37
Rizzetta & Company, Inc.	100854	INV0000104438	Personnel Reimbursement 10/25	\$ 7,692.92
Sarasota Gate and Access	100812	245434	Gate - 50% Deposit 09/25	\$ 2,392.00
Say No to Bugs, Inc.	100837	128926	Pest Control 09/25	\$ 365.00
Schappacher Engineering, LLC	100835	2932	Engineering Services 09/25	\$ 2,250.00
School Now	100842	INV-SN-1011	ADA Compliant 10/1/25-09/30/26	\$ 1,537.50
Spectrum	20251020-1	8337 12 013 1816996 10/25 A	700 Greyhawk Blvd-Gym 10/25	\$ 32.10
Stillman's Tree Service	100853	5346	Tree Work 10/25	\$ 1,280.00
Sun State Landscape Manage	100863	69053	Landscape & Irrigation Maintenance (	\$ 28,564.59
Sun State Landscape Manage	100843	69574	Irrigation Repairs 09/25	\$ 2,150.81
Sun State Landscape Manage	100841	69713	Pest Control 10/25	\$ 416.67
TECO		211012697549 09/25 ACH	211012697549 09/25 -10/25 12350 N	\$ 19.10
TFR Cleaning Services, Inc.	100823	88539	Janitorial Services 10/25	\$ 1,000.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Observer Group, Inc.	100831	25-01796M	Legal Advertising 09/26/25	\$ 78.75
U.S. Bank	100826	7905345	Trustee Fees Series 2021 09/01/25-0	\$ 4,148.38
Universal Protection Service, I	100838	17580879	Security Services 08/29/25-09/25/25	\$ 24,685.44
Valley National Bank	10251028-1	CC093025-985 ACH	Credit Card Expenses 09/25	\$ 1,968.35
Verizon Wireless	20251014-1	6124124376 09/25 ACH	Phone Service -Account 820583362 (	\$ 90.25
Welch Tennis Courts, Inc.	100851	82789	Soccer Net Repair 10/25	<u>\$ 200.50</u>
Report Total				<u>\$ 156,485.85</u>

Tab 6

EXHIBIT A

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

ROAD PAVING REPAIRS PROPOSAL

PROPOSAL FORM

Greyhawk CDD Asphalt Repairs Bid Form 8.19.25					
Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Mill approximately 1"	25,850	SY	\$ 3.35	\$ 86,597.50
2	Overlay (SP 9.5) approximately 1"	25,850	SY	\$ 10.20	\$ 263,670.00
3	Hydrant Reflectors	1	LS	\$ 275.00	\$ 275.00
4*	Traffic paint	1	LS	\$ 2675.00	\$ 2675.00
5	Miscellaneous cleanup and work	1	LS	\$ 8475.00	\$ 8475.00
Total					\$361,692.50

**Item 4 includes 8 stop bars, 4 crosswalks, 3 center white stripes (+/- 165' total), 3 left turn arrows, 2 right turn arrows and 1 right/straight turn arrow*

Exhibit "A"

Greyhawk CDD Asphalt Repairs Bid Form 8.19.25

Bid Item	Description	Quantity	Unit	Price (Unit)	Total
1	Mill approximately 1"	25,850	SY	3.0000	\$ 77,550.00
2	Overlay (SP 9.5) approximately 1"	25,850	SY	9.7000	\$ 250,745.00
3	Hydrant Reflectors	1	LS	100.0000	\$ 100.00
4*	Traffic paint	1	LS	3,500.0000	\$ 3,500.00
5	Miscellaneous cleanup and work	1	LS	1,500.0000	\$ 1,500.00
Total					\$ 333,395.00

**Item 4 includes 8 stop bars, 4 crosswalks, 3 center white stripes (+/- 165' total), 3 left turn arrows, 2 right turn arrows and 1 right/straight turn arrow*

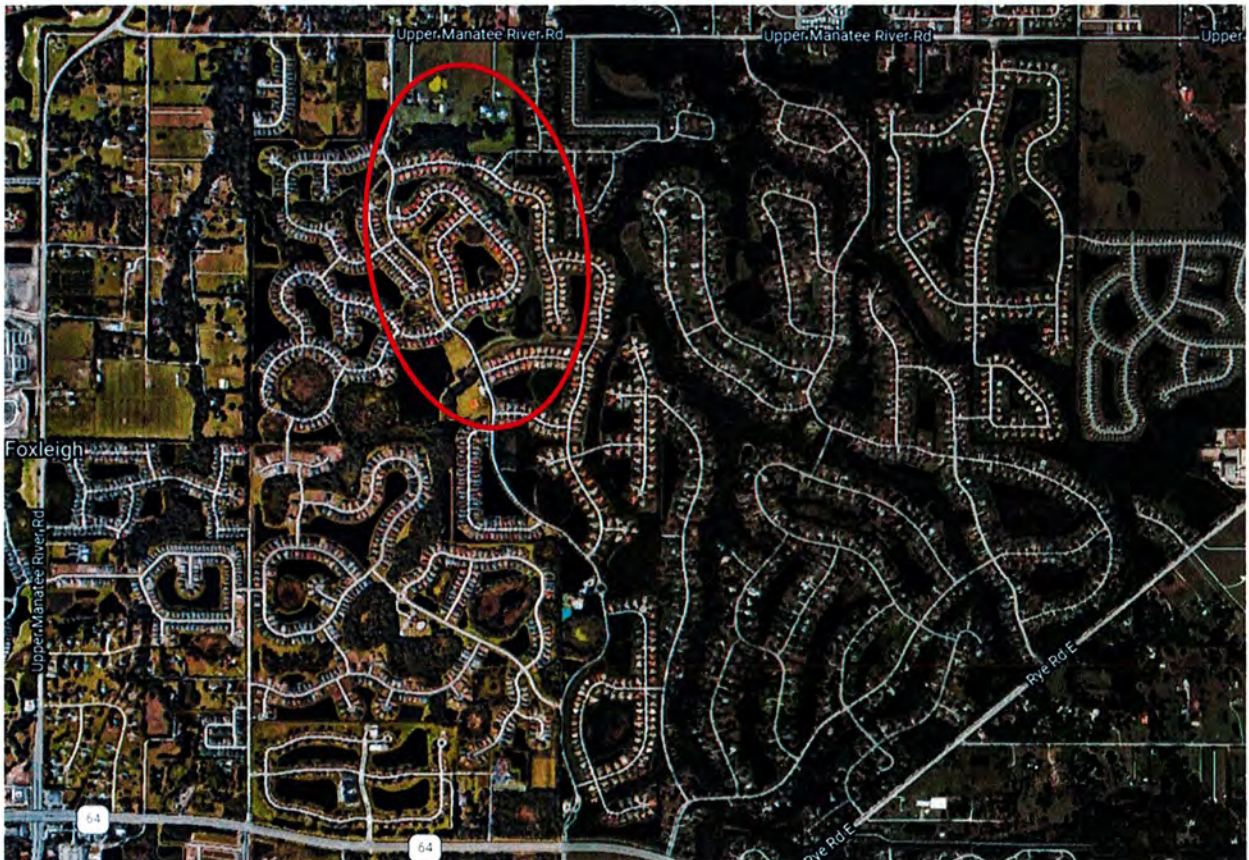
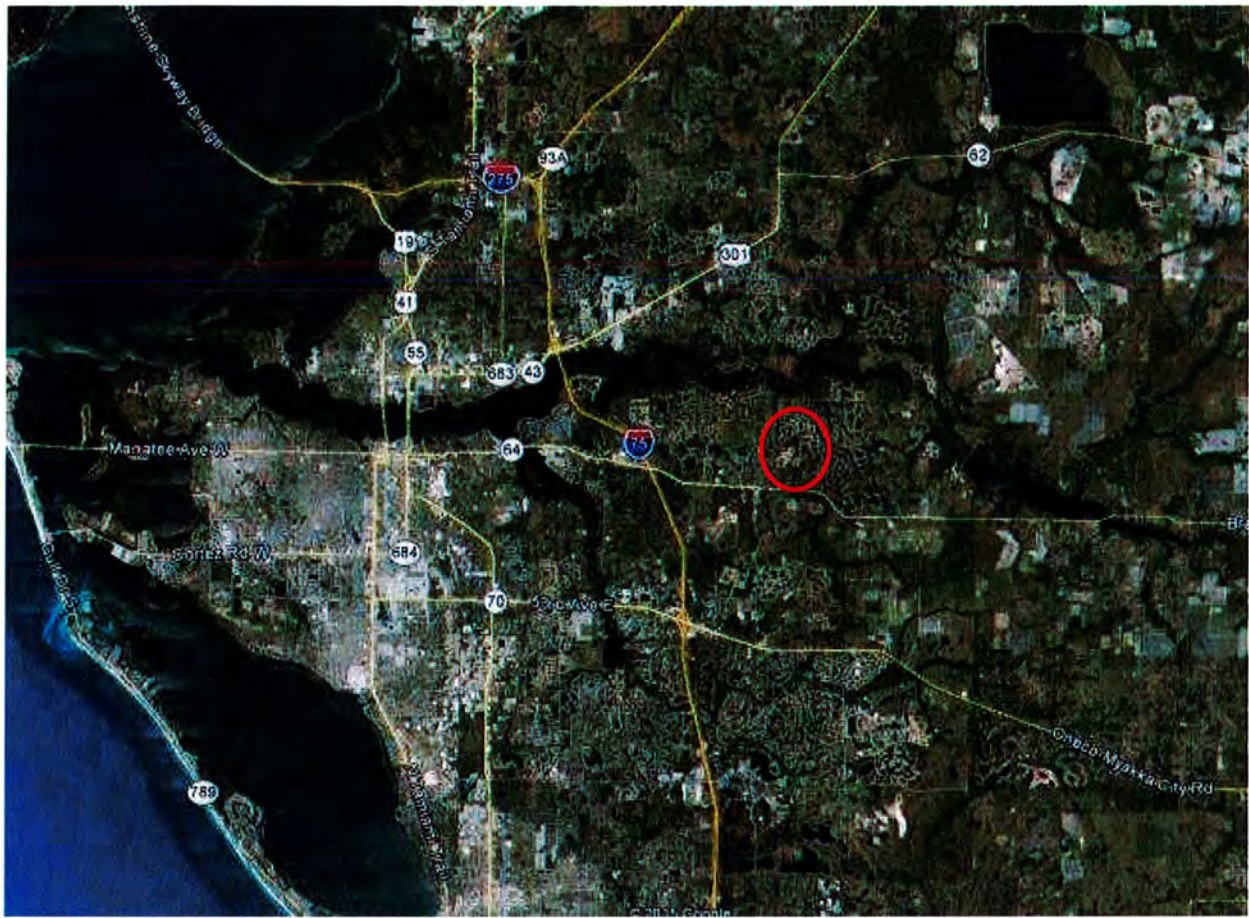
Exhibit "A"

Greyhawk CDD Asphalt Repairs

Bid Form 8.19.25

Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Mill approximately 1"	25,850	SY	2.95	76,257.50
2	Overlay (SP 9.5) approximately 1"	25,850	SY	10.15	262,377.50
3	Hydrant Reflectors	1	LS	1,035.00	1,035.00
4*	Traffic paint	1	LS	10,365.00	10,365.00
5	Miscellaneous cleanup and work	1	LS	3,690.00	3,690.00
Total					353,725.00

*Item 4 includes 8 stop bars, 4 crosswalks, 3 center white stripes (+/- 165' total), 3 left turn arrows, 2 right turn arrows and 1 right/straight turn arrow



Greyhawk Road Repairs

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

Technical Specifications For SP 9.5 Granite Screenings Asphalt Mix

Description:

The work specified in this section consists of the application procedures for rut filling and or overlaying of existing surfaces for the full pavement width with a hot mix plant product of granite screenings.

Mix Design:

The Producer shall provide the Owner with a design mix for approval prior to beginning production. Use Table 1.1 for Gradation Design Range.

Table 1.1

Sieve Size	Gradation Design Range
3/8"	100
No. 4	85 - 100
No. 8	60 - 80
No. 16	35 - 55
No. 30	22 - 38
No. 50	10 - 25
No. 100	5 - 15
No. 200	4 - 10
Design Requirements	
Air Voids %	4.0 - 8.0

Materials:

Aggregate Material; The aggregate used shall be granite screenings from an approved source, obtained from the crushing of material meeting the requirements of Section 902.

Tack Coat: A tack coat, as specified in Section 300 of the FDOT Standard Specifications for Road and Bridge Construction, latest version, will be required on existing pavements that are to be overlaid with an asphalt mix.

Reclaimed Asphalt Pavement (RAP):

The use of Reclaimed Asphalt Pavement is limited to a maximum of 25% by weight of the total aggregate. RAP must be from an approved stockpile that is reasonably consistent in characteristics and contains no aggregate particles which are soft or conglomerates of fines. The coarse portion of the RAP shall be the portion of the RAP retained on the No. 4 sieve.

Construction Methods:

Application of SP 9.5: The SP 9.5 mix shall be placed with a conventional paver and compacted with a steel wheel roller in accordance with Section 330 of the FDOT Standard Specifications for Road and Bridge Construction, latest version, and as directed by the Engineer. Should there be a need for herbicide application prior to placement of asphalt; the contractor shall apply the herbicide following manufacturer's recommendations.

Layer Thickness:

The allowable layer thickness for SP 9.5 shall be 1" – 1-1/2" as specified by the Engineer.

Weather Limitations: Application must be made when the ambient temperatures are above 65° F, only when other weather conditions are determined favorable by the Engineer. Night application will not be allowed.

Acceptance at the Plant:

The asphalt mixture will be accepted at the plant, with respect to gradation, and air voids, on a Lot to Lot basis. However, any load or loads of mixture which, in the opinion of the Engineer, are unacceptable for reasons of excessive segregation, aggregates improperly coated, or of excessively high or low temperature will be rejected for use in the work.

Gradation, air voids and asphalt content of the mix will be determined by the Owner during production at the minimum frequency of once per 1,000 ton LOT produced. The producer shall also verify the gradation, air voids and asphalt content at a frequency of once per 200 ton Sublot or a minimum of once per day. The contractor shall maintain split samples of each day's production for verification testing by the Owner. Each split sample shall be properly boxed and labeled with the Lot #, Sublot #, date and mix design number. These split samples shall be stored for a period of 30 days, and shall be provided to the Owner upon request in order to determine the disposition of a whole or partial lot. Should any verification test result fall outside of the tolerance listed in Table 1.1, the Engineer will determine the removal and replacement of failing material at no cost to the Owner. Production shall be suspended until the Owner is satisfied that proper corrective action has been taken.

GENERAL REQUIREMENTS

1.01 SCOPE AND INTENT

A. Description

The work to be done consists of the furnishing of all labor, materials and equipment, and the performance of all work included in this Contract.

B. Work Included

The Contractor shall furnish all labor, superintendence, materials, plant, power, light, fuel, water, tools, appliances, equipment, supplies, shop drawings, working drawings and other means of construction necessary or proper for performing and completing the work. He shall perform and complete the work in the manner best calculated to promote rapid construction consistent with safety of life and property and to the satisfaction of the Engineer, and in strict accordance with the Contract Documents. The Contractor shall clean up the work and maintain it during and after construction, until accepted, and shall do all work and pay all incidental costs. He shall repair or restore all structures and property that may be damaged or disturbed during performance of the work.

The cost of incidental work described in these General Requirements, for which there are no specific Contract Items, shall be considered as part of the general cost of doing the work and shall be included in the prices for the various Contract Items. No additional payment will be made.

The Contractor shall be solely responsible for the adequacy of his workmanship, materials and equipment.

C. Public Utility Installations and Structures

Public utility installations and structures shall be understood to include all poles, tracks, pipes, wires, conduits, house service connections, vaults, manholes and all other appurtenances and facilities pertaining thereto.

The Contractor shall protect all installations and structures from damage during the work. Access across any buried public utility installation or structure shall be made only in such locations and by means approved by the Engineer. All required protective devices and construction shall be provided by the Contractor at his expense. All existing public utilities damaged by the Contractor which have been located in the field by the utility shall be repaired by the Contractor, at his expense, as approved by the Engineer. No separate payment shall be made for such protection or repairs to public utility installations or structures.

Public utility installations or structures owned or controlled by the Owner or other governmental body, which are required by this contract to be removed, relocated, replaced or rebuilt by the Contractor not identified in any separate bid item shall be considered as a part of the general cost of doing the work and shall be included in the prices bid for the various contract items. No separate payment shall be made.

Where public utility installations or structures owned or controlled by the Owner or other governmental body are encountered during the course of the work, and when, in the opinion of the Engineer, removal, relocation, replacement or rebuilding is necessary to complete the work under this Contract, such work shall be accomplished by the utility having jurisdiction, or such work may be ordered, in writing by the Engineer, for the Contractor to accomplish. If such work is accomplished by the utility having jurisdiction, it

will be carried out expeditiously and the Contractor shall give full cooperation to permit the utility to complete the removal, relocation, replacement or rebuilding as required. If such work is accomplished by the Contractor, it will be in accordance with the mutually agreeable terms arrived at by the parties in writing.

The Contractor shall give written notice to Owner and other governmental utility departments and other owners of public utilities of the location of his proposed construction operations, at least forty-eight hours in advance of breaking ground in any area or on any unit of the work. This can be accomplished by making the appropriate contact with the "Sunshine State One-Call of Florida, Inc. Call Center ("Call Sunshine") and per all requirements provided for in the Florida Underground Facilities Damage Prevention and Safety Act (Florida Statutes, Title XXXIII, Chapter 556).

The maintenance, repair, removal, relocation or rebuilding of public utility installations and structures, when accomplished by the Contractor as herein provided, shall be done by methods approved by the Engineer.

1.02 INSPECTION AND TESTING

A. General

Inspection and testing of materials will be performed by the Owner unless otherwise specified.

B. Costs

All inspection and testing of materials furnished under this Contract will be performed by the Owner or duly authorized inspection engineers or inspections bureaus without cost to the Contractor, unless otherwise expressly specified.

C. Final Inspection

During such final inspections, the work shall be clean and free from water. In no case will the final pay application be prepared until the Contractor has complied with all requirements set forth and the Engineer has made his final inspection of the entire work and is satisfied that the entire work is properly and satisfactorily constructed in accordance with the requirements of the Contract Document.

1.03 ADJACENT STRUCTURES AND LANDSCAPING

A. Responsibility

The Contractor shall also be entirely responsible and liable for all damage or injury as a result of his operations to all other adjacent public and private property, structures of any kind and appurtenances thereto met with during the progress of the work. The cost of protection, replacement in their original locations and conditions or payment of damages for injuries to such adjacent public and private property and structures affected by the work, and the removal, relocation and reconstruction of such items shall be included and no separate payments will be made therefore.

Contractor is expressly advised that the protection of buildings, structures, tunnels, tanks, pipelines, etc. and related work adjacent and in the vicinity of his operations, wherever they may be, is solely his responsibility. Conditional inspection of buildings or structures in the immediate vicinity of the project which may reasonably be expected to be affected by the Work shall be performed by and be the responsibility of the Contractor.

Contractor shall, before starting operations, make an examination of the interior and exterior of the adjacent structures, buildings, facilities, etc., and record by notes, measurements, photographs, etc., conditions which might be aggravated by open excavation and construction. Repairs or replacement of all conditions disturbed by the construction shall be made to the satisfaction of the Owner and to the satisfaction of the Engineer. This does not preclude conforming to the requirements of the insurance underwriters. Copies of surveys, photographs, reports, etc., shall be given to the Engineer.

Prior to the beginning of any excavations, the Contractor shall advise the Engineer of all buildings or structures on which he intends to perform work or which performance of the project work will affect.

B. Protection of Trees

1. All trees and shrubs shall be adequately protected by the Contractor with boxes and otherwise and in accordance with ordinances governing the protection of trees. No excavated materials shall be placed so as to injure such trees or shrubs. Trees or shrubs destroyed by negligence of the Contractor or his employees shall be replaced by him with new stock of similar size and age, at the proper season and at the sole expense of the Contractor.
2. Beneath trees or other surface structures, where possible, pipelines may be built in short tunnels, backfilled with excavated materials, except as otherwise specified, or the trees or structures carefully supported and protected from damage.
3. The Owner may order the Contractor, for the convenience of the Owner, to remove trees along the line or trench excavation. If so ordered, the Owner will obtain any permits required for removal of trees. Such tree removal ordered shall be paid for by separate written agreement.

C. Lawn Areas

Lawn areas shall be left in as good condition as before the starting of the work. Where sod is to be removed, it shall be carefully removed, and later replaced, or the area where sod has been removed shall be restored with new sod if necessary to restore to prior condition.

D. Restoration of Fences

Any fence, or part thereof, that is damaged or removed during the course of the Contract Work shall be replaced or repaired by the Contractor and shall be left in as good a condition as before the starting of the Contract Work. The manner in which the fence is repaired or replaced and the materials used in such work shall be subject to the approval of the Engineer. The cost of all labor, materials, equipment, and work for the replacement or repair of any fence shall be deemed included as part of the overhead cost of the Contract Work, and no additional payment will be made therefore.

1.04 PROTECTION OF WORK AND PUBLIC

A. Noise

The Contractor shall eliminate noise to as great an extent as practicable at all times. Air compressing plants shall be equipped with silencers and the exhaust of all engines or

other power equipment shall be provided with mufflers. In the vicinity of hospitals and schools, special care shall be used to avoid noise or other nuisances. The Contractor shall strictly observe all local regulations and ordinances covering noise control.

B. Access to Public Services

Neither the materials excavated nor the materials or plant used in the construction of the work shall be so placed as to prevent free access to all fire hydrants, valves or manholes.

C. Dust prevention

The Contractor shall prevent dust nuisance from his operations or from traffic by keeping the roads and/or construction areas sprinkled with water at all times.

1.05 CLEANING

A. During Construction

During construction of the Contract Work, the Contractor shall, at all times, keep the site of the work and adjacent premises as free from material, debris and rubbish as is practicable and shall remove the same from any portion of the site if, in the opinion of the Engineer, such material, debris, or rubbish constitutes a nuisance or is objectionable. The Contractor shall remove from the site all of his surplus materials and temporary structures when no further need therefore develops.

B. Final Cleaning

At the conclusion of the Contract Work, all equipment, tools, temporary structures and materials belonging to the Contractor shall be promptly taken away, and he shall remove and promptly dispose of all water, dirt, rubbish or any other foreign substances.

The Contractor shall thoroughly clean all equipment and materials installed by him and shall deliver such materials and equipment undamaged in a bright, clean, polished and new operating condition.

1.06 MISCELLANEOUS

A. Protection Against Siltation and Bank Erosion

1. The Contractor shall arrange his operations to minimize siltation and bank erosion on construction sites and on existing or proposed water courses and drainage ditches.
2. The Contractor, at his own expense, shall remove any siltation deposits and correct any erosion problems as directed by the Engineer which results from his construction operations.

END OF SECTION

SUMMARY OF WORK

1.01 WORK COVERED BY CONTRACT DOCUMENTS/REQUIREMENTS INCLUDED

- A. The work included in this contract consists of the roadway restoration, milling and overlay utilizing the methods described in the bid form. The work shall also include all incidentals necessary for the completion of work including but not limited to the milling, maintenance of traffic, new asphalt, thermoplastic paint striping, replacement of hydrant reflectors, removal and replacement of curbs and removal of existing brick pavers.
- B. The Contractor shall perform the Contract Work complete, in place and ready for continuous service and shall include any repairs, replacements, and/or restoration required as a result of damages caused prior to acceptance by the Owner.
- D. The Contractor shall furnish and install all materials, equipment and labor which is reasonably and properly inferable and necessary for the proper completion of the Contract Work, whether specifically indicated or not.

1.02 CONTRACTS

Construct all the Work under a single contract.

1.03 WORK SEQUENCE

- A. All work done under this Contract shall be done with a minimum of inconvenience to the users of the system or facility. The Contractor shall coordinate his work with private property owners such that existing utility services are maintained to all users to the maximum extent possible.
- B. The Contractor shall, if necessary and feasible, construct the work in stages to accommodate the Owner's use of the premises during the construction period; coordinate the construction schedule and operations with the owner.
- C. The Contractor shall, where feasible, construct the Contract Work in stages to provide for public convenience and not close off public use of any facility until completion of construction to provide alternative usage.

1.04 CONSTRUCTION AREAS

- A. The Contractor shall: Limit his use of the construction areas for work and for storage, to allow for:
 - 1. Work by other Contractors.
 - 2. Owner's Use.
 - 3. Public Use.
- B. Coordinate use of work site under direction of Engineer or owner.
- C. Assume full responsibility for the protection and safekeeping of products under this Contract, stored on the site.
- D. Move any stored products under the Contractor's control, which interfere with operations

of the Owner or separate contractor.

- E. Obtain and pay for the use of additional storage of work areas needed for Contractor operations.

1.05 OWNER OCCUPANCY

- A. It is assumed that portions of the Contract Work will be completed prior to completion of the entire Work. Upon completion of construction of each individual area, if the Owner, at its sole discretion whether or not reasonable, desires to accept the individual area, the Contractor will be issued a dated certificate of completion and acceptance for each individual area. The Owner has the option of not accepting the entire work as a whole until it is completed, tested and approved by the Engineer and Owner in their sole and absolute discretion whether or not reasonable.

1.06 PARTIAL OWNER OCCUPANCY

The Contractor shall schedule his operations for completion of portions of the Contract Work, as designated, for the owner prior to substantial completion of the entire work.

END OF SECTION

CONTROL OF WORK

1.01 WORK PROGRESS

The Contractor shall furnish personnel and equipment which will be efficient, appropriate and adequately sized to secure a satisfactory quality of work and a rate of progress which will insure the completion of the Contract Work within the time stipulated in the Contract. If at any time such personnel appears to the Engineer to be inefficient, inappropriate, or insufficient for securing the quality of work required for producing the rate of progress aforesaid, he may order the Contractor to increase the efficiency, change the character, or increase the personnel and equipment and the Contractor shall conform to such order. Failure of the Engineer to give such order shall in no way relieve the Contractor of his obligations to secure the quality of the work and rate of progress required.

1.02 PRIVATE LAND

The Contractor shall not enter or occupy private land outside of easements, except by permission of the affected property owner.

1.03 WORK LOCATIONS

Contract Work shall be located substantially as indicated by the owner, but the Engineer reserves the right to make such modifications in locations as may be found desirable to avoid interference with existing structures or for other reasons.

1.04 DISTRIBUTION SYSTEMS AND SERVICES

- A. The Contractor shall avoid interruptions to water, telephone, cable TV, sewer, gas, or other related utility services. He shall notify the Engineer and the appropriate agency well in advance of any requirement for dewatering, isolating, or relocating a section of a utility, so that necessary arrangements may be made.
- B. If it appears that utility service will be interrupted for an extended period, the Engineer may order the Contractor to provide temporary service lines at the Contractor's expense. Inconvenience of the users shall be kept to the minimum, consistent with existing conditions. The safety and integrity of the systems are of prime importance in scheduling work.

1.05 PROTECTION AND RELOCATION OF EXISTING STRUCTURES AND UTILITIES

- A. The Contractor shall assume full responsibility for the protection of all buildings, structures and utilities, public or private, including poles, signs, services to building utilities, gas pipes, water pipes, hydrants, sewers, drains and electric and telephone cables and other similar facilities. The Contractor shall carefully support and protect all such structures and utilities from injury of any kind. Any damage resulting from the Contractor's operation shall be repaired by the Contractor at his expense.
- B. The Contractor shall bear full responsibility for obtaining locations of all underground structures and utilities (including existing water services, drain lines and sewers). Services to buildings shall be maintained and all costs or charges resulting from damage thereto shall be paid by the Contractor.

- C. Protection and temporary removal and replacement of existing utilities and structures as described in this Section shall be a part of the Contract Work and all costs in connection therewith shall be included in the unit prices established in the Bid.
- D. If, in the opinion of the Engineer, permanent relocation of a utility owned by the Owner is required, he may direct the Contractor, in writing, to perform the work. Work so ordered will be paid for at the Contract unit prices, if applicable, or as extra work. If relocation of a privately owned utility is required, the Owner will notify the utility to perform the work as expeditiously as possible. The Contractor shall fully cooperate with the Owner and utility and shall have no claim for delay due to such relocation. As previously referenced, the Contractor shall notify public utility companies in writing at least 48 hours (excluding Saturdays, Sundays and legal holidays) before excavating near their utilities.

1.06 TEST PITS

Test pits for the purpose of locating underground pipeline or structures in advance of the Contract Work shall be excavated and backfilled by the Contractor immediately after the utility location and the surface shall be restored in a manner equal or better than the original condition. No separate payment will be made.

1.07 CARE AND PROTECTION OF PROPERTY

- A. The Contractor shall be responsible for the preservation of all public and private property and shall use every precaution necessary to prevent damage thereto. If any direct or indirect damage is done to public or private property by or on account of any act, omission, neglect, or misconduct in the execution of the Contract Work on the part of the Contractor, such property shall be restored by the Contractor, at his expense, to a condition equal or better to that existing before the damage was done, or he shall make good the damage in another manner acceptable to the Engineer.
- B. All sidewalks which are disturbed by the Contractor's operations shall be restored to their original or better condition by the use of similar or comparable materials. All curbing shall be restored in a condition equal to the original construction and in accordance with the best modern practice.
- C. Along the location of this Contract Work, all fences, walks, bushes, trees, shrubbery and other physical features shall be protected and restored in a thoroughly workmanlike manner unless otherwise shown on the drawings. Fences and other features removed by the Contractor shall be replaced in the location indicated by the Engineer as soon as conditions permit. All grass areas beyond the limits of construction which have been damaged by the Contractor shall be regraded and sodded to equal or exceed original conditions.
- D. Trees close to the Contract Work which are not to be removed, shall be boxed or otherwise protected against injury. The Contractor shall trim all branches that are liable to damage because of his operations, but in no case shall any tree be cut or removed without prior notification to the Engineer. All injuries to bark, trunk, limbs and roots of trees shall be repaired by dressing, cutting and painting according to approved methods, using only approved tools and materials.
- E. The protection, removal and replacement of existing physical features as necessary shall be a part of the Contract Work and all costs in connection therewith shall be included in

the unit and/or lump sum prices established under the items in the bid submittal.

1.08 MAINTENANCE OF TRAFFIC

- A. Open pits, trenches, unpaved streets, debris, or other obstructions due to construction that will prevent the normal flow of pedestrian or vehicular traffic during an extended construction stoppage, for any reason, shall be minimized. In the event an extended construction stoppage is found to be necessary, Contractor shall, at his own expense, provide normal traffic flow during extended construction stoppage. Extended stoppage will be defined by the Engineer.
- B. All excavated material shall be placed so that vehicular and pedestrian traffic may be maintained at all times. If the Contractor's operations cause traffic hazards, he shall repair the surface, provide temporary roadways, erect wheel guards or fences, or take other safety measures which are satisfactory to the Engineer and Owner.
- C. Any changes to the traffic pattern require a Traffic Control Plan to be submitted to the Owner and Engineer for their review.

1.09 WATER FOR CONSTRUCTION PURPOSES

- A. In locations where public water supply is available, the Contractor may purchase water for all construction purposes.
- B. The Contractor shall be responsible for paying for all water tap fees incurred for the purpose of obtaining a potable water service or temporary use meter.

1.10 MAINTENANCE OF FLOW

The Contractor shall at his own cost, provide for the flow of sewers, drains and water courses interrupted during the progress of the Contract Work and shall immediately cart away and remove all offensive matter. The entire procedure of maintaining existing flow shall be fully discussed with the Engineer and Owner in advance of the interruption of any flow.

1.11 CLEANUP

During the course of the Contract Work, the Contractor shall keep the site of his operations in as clean and neat a condition as is possible. He shall dispose of all residue resulting from the construction work and at the conclusion of the work, he shall remove and haul away any surplus excavation, broken pavement, lumber, equipment, temporary structures and any other refuse remaining from the construction operations and shall leave the entire site of the work in a neat and orderly condition.

END OF SECTION

MEASUREMENT AND PAYMENT

1.01 SCOPE

- A. The scope of this section is to further define the items included in each Bid Item in the Bid Form. Payment will be made based on the specified items included in the description in this section for each bid item.
- B. All contract prices included in the Bid Form section will be full compensation for all shop drawings, working drawings, labor, materials, tools, equipment and incidentals necessary to complete the Contract Work. Actual quantities of each item bid on a unit price basis will be determined upon completion of the construction. Payment for all items listed in the Bid Form will constitute full compensation for all work shown and/or specified to be performed under this Contract.

1.02 WORK OUTSIDE AUTHORIZED LIMITS

No payment will be made for work constructed outside the authorized limits of work without prior written approval.

1.03 MEASUREMENT STANDARDS

Unless otherwise specified for the particular items involved, all measurements of distance shall be taken horizontally or vertically.

1.04 AREA MEASUREMENTS

In the measurement of items to be paid for on the basis of area of finished Contract Work, the lengths and/or widths to be used in the calculations shall be the final dimensions measured along the surface of the completed work within the neat lines shown or designated.

1.05 LUMP SUM ITEMS

Where payment for items is shown to be paid for on a lump sum basis, no separate payment will be made for any item of work required to complete the lump sum items. Lump sum contracts shall be complete, tested and fully operable prior to request for final payment. Contractor may be required to provide a break-down of the lump sum totals.

No separate payment will be made for the following items and the cost of such work shall be included in the applicable pay items of work.

1. Shop Drawings, Working Drawings.
2. Clearing, grubbing and grading except as hereinafter specified.
3. Trench excavation, including necessary pavement removal and rock removal, except as otherwise specified.
4. Dewatering and disposal of surplus water.
5. Structural fill, backfill, and grading.
6. Replacement of unpaved roadways, and shrubbery plots.
7. Foundation and borrow materials, except as hereinafter specified.
8. Testing and placing system in operation.
9. Any material and equipment required to be installed and utilized for the tests.

10. Pipe, structures, pavement replacement, asphalt and shell driveways and/or appurtenances included within the limits of lump sum work, unless otherwise shown.
11. Maintaining the existing quality of service during construction.
12. Maintaining or detouring of traffic.
13. Appurtenant work as required for a complete and operable system.
14. Seeding and hydromulching.

END OF SECTION

CHANGE ORDER PROCEDURES

1.01 DEFINITION

- A. Change Order: Major change in contract scope, price or time (as defined by the owner's Engineer in his sole and absolute discretion) that must be approved and executed by the CDD Board before it becomes effective.
- B. Administrative Change Adjustment: Minor change order under 10% of project cost does not have to be CDD Board approved and to be approved by the owner's Engineer.
- C. Field Directive Change: Change to contract quantity that does not require a change of scope, price or time extension and does not require approval of owner or his representative(s).

1.02 REQUIREMENTS INCLUDED

- A. The Contractor shall promptly implement change order procedures:
 - 1. Provide full written data required to evaluate changes.
 - 2. Maintain detailed records of work done on a time-and-material/force account basis.
 - 3. Provide full documentation to Engineer on request.
- B. The Contractor shall designate a member of the Contractor's organization who:
 - 1. Is authorized to accept any changes to the Contract Work.
 - 2. Is responsible for informing others in the Contractor's employ of the authorized changes into the Contract Work.

1.03 PRELIMINARY PROCEDURES

- A. Owner may initiate changes by submitting a Request to Contractor. Request will include:
 - 1. Detailed description of the change, products, costs and location of the change in the Project.
 - 2. Supplementary or revised Drawings and Specifications.
 - 3. The projected time extension for making the change.
 - 4. A specified period of time during which the requested price will be considered valid.
 - 5. Such request is for information only and is not an instruction to execute the changes, nor to stop work in progress.
- B. Contractor may initiate changes by submitting a written notice to the Owner, containing:
 - 1. Description of the proposed changes.
 - 2. Statement of the reason for making the changes.
 - 3. Statement of the effect on the Contract Sum and the contract time.
 - 4. Statement of the effect on the work of separate contractors.
 - 5. Documentation supporting any change in Contract Sum or contract time, as appropriate.

1.04 FIELD DIRECTIVE CHANGE

- A. In lieu of a Change Order, the Owner may issue a Field Directive change for the Contractor to proceed with additional work within the original intent of the Contract Work.
- B. Field Directive change will describe changes in the work, with attachments of backup information to define details of the change.
- C. Contractor must sign and date the Field Directive change to indicate agreement with the terms therein.

1.05 DOCUMENTATION OF PROPOSALS AND CLAIMS

- A. Support each quotation for a lump sum proposal and for each unit price which has not previously been established, with sufficient substantiating data to allow the Engineer/Owner to evaluate the quotation.
- B. On request, provide additional data to support time and cost computations:
 - 1. Labor required.
 - 2. Equipment required.
 - 3. Products required.
 - a. Recommended source of purchase and unit cost.
 - b. Quantities required.
 - 4. Taxes, insurance and bonds.
 - 5. Credit for work deleted from Contract, similarly documented.
 - 6. Overhead and profit.
 - 7. Justification for any change in contract time.
- C. Support each claim for additional costs and for work done on a time-and-material/force account basis, with documentation as required for a lump-sum proposal.
 - 1. Name of the Owner's authorized agent who ordered the work and date of the order.
 - 2. Date and time work was performed and by whom.
 - 3. Time record, summary of hours work and hourly rates paid.
 - 4. Receipts and invoices for:
 - a. Equipment used, listing dates and time of use.
 - b. Products used, listing of quantities.
 - c. Subcontracts.

1.06 PREPARATION OF CHANGE ORDERS

- A. Engineer will prepare each Change Order.
- B. Change Order will describe changes in the Contract Work, both additions and deletions, with attachments as necessary to define details of the change.
- C. Change Order will provide an accounting of the adjustment in the Contract Sum and in the contract time.

1.07 LUMP SUM/FIXED PRICE CHANGE ORDER

- A. Owner/Engineer initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by the Contractor, or requests from the Owner, or both.
- B. Once the form has been completed, all copies should be sent to Contractor for approval. After approval by Contractor, all copies should be sent to Owner for approval. The Owner will distribute executed copies after approval by the CDD Board.

1.08 UNIT PRICE CHANGE ORDER

- A. Contents of Change Orders will be based on, either:
 - 1. Owner's definition of the scope of the required changes.
 - 2. Contractor's Proposal for a change, as approved by the Owner.
 - 3. Survey of completed work.
- B. The amounts of the unit prices to be:
 - 1. Those stated in the Agreement.
 - 2. Those mutually agreed upon between Owner and Contractor.

1.09 TIME AND MATERIAL/FORCE ACCOUNT CHANGE ORDER/CONSTRUCTION CHANGE AUTHORIZATION

- A. At completion of the change, Contractor shall submit itemized accounting and supporting data as provided in the Article "Documentation of Proposals and Claims" of this Section.
- B. Engineer will determine the allowable cost of such work in his reasonable discretion.
- C. Engineer will sign and date the Change Order to establish the change in Contract Sum and in contract time.
- D. Owner and Contractor will sign and date the Change Order to indicate their agreement therewith.

1.10 CORRELATION WITH CONTRACTOR'S SUBMITTALS

- A. Periodically revise bonds to comport with new contract sum.
- B. Periodically revise the construction schedule to reflect each change in contract time. Revise sub schedules to show changes for other items of work affected by the changes.
- C. Upon completion of work under a Change Order, enter pertinent changes in any submittals.

END OF SECTION

CONSTRUCTION SCHEDULE & PROJECT RESTRAINTS

1.01 GENERAL

- A. Construction under this contract must be coordinated with the Owner and accomplished in a logical order to maintain utilization and flow through existing facilities and public properties and rights-of-way and to allow construction to be completed within the time allowed and in the manner set forth in the Contract.

1.02 CONSTRUCTION SCHEDULING GENERAL PROVISIONS

- A. No work shall be done between 7:00 p.m. and 7:00 a.m. nor on weekends or legal holidays without written permission of the Owner. However, emergency work may be done without prior permission.
- B. The Contractor shall designate an authorized representative of his firm who shall be responsible for development and maintenance of the schedule and of progress and payment reports. This representative of the Contractor shall have direct project control and complete authority to act on behalf of the Contractor in fulfilling the commitments of the Contractor's schedule.

END OF SECTION

TEMPORARY AND PERMANENT UTILITIES

1.01 REQUIREMENTS INCLUDED

The Contractor shall be responsible for furnishing all requisite temporary utilities, i.e., power, water, sanitation, etc. The Contractor shall obtain and pay for all permits required as well as pay for all temporary usages. The Contractor shall remove all temporary facilities upon completion of work.

1.02 REQUIREMENTS OF REGULATORY AGENCIES

- A. Comply with National Electric Code.
- B. Comply with Federal, State and Local codes and regulations and with utility company requirements.
- C. Comply with County Health Department regulations.

2.01 MATERIALS, GENERAL

Materials for temporary utilities may be "used". Materials for electrical utilities shall be adequate in capacity for the required usage, shall not create unsafe conditions and shall not violate requirements of applicable codes and standards.

2.02 TEMPORARY ELECTRICITY AND LIGHTING

Arrange with the applicable utility company for temporary power supply. Provide service required for temporary power and lighting and pay all costs for permits, service and for power used.

2.03 TEMPORARY WATER

- A. The Contractor shall arrange with Manatee County Utilities Customer Service office to provide water for construction purposes, i.e., meter, pay all costs for installation, maintenance and removal, and service charges for water used.
- B. The Contractor shall protect piping and fitting against freezing.

2.04 TEMPORARY SANITARY FACILITIES

- A. The Contractor shall provide sanitary facilities in compliance with all laws and regulations.
- B. The Contractor shall service, clean and maintain facilities and enclosures.

3.01 GENERAL

- A. The Contractor shall maintain and operate systems to assure continuous service.
- B. The Contractor shall modify and extend systems as work progress requires.

3.02 REMOVAL

- A. The Contractor shall completely remove temporary materials and equipment when their use is no longer required.
- B. The Contractor shall clean and repair damage caused by temporary installations or use of temporary facilities.

END OF SECTION

ASPHALT CONCRETE PAVING

PART 1 GENERAL

1.01 SCOPE OF WORK

The Contractor shall furnish all labor, materials and equipment necessary to complete all milling asphalt pavement and asphalt concrete paving (including restoration of driveways) as called out on the Contract Documents or as shown on the Drawings.

1.02 QUALITY ASSURANCE

- A. Qualifications of Asphalt Concrete Producer: The only materials permitted shall be furnished by a bulk asphalt concrete producer exclusively engaged in the production of hot-mix, hot-laid asphalt concrete.
- B. Qualification of Testing Agency: The Owner may employ a commercial testing laboratory to conduct tests and evaluations of asphalt concrete materials and design. The Contractor shall:
 - 1. Provide asphalt concrete testing and inspection service acceptable to Engineer.
 - 2. Include sampling and testing asphalt concrete materials proposed, and tests and calculations for asphalt concrete mixtures.
 - 3. Provide field testing facilities for quality control testing during paving operations.
- C. Requirements of Regulatory Agencies: The Contractor shall comply with the applicable requirements of:
 - 1. Manatee County Utility Operations Department
 - 2. Manatee County Transportation Department
 - 3. State of Florida Dept. of Transportation

1.03 PAVING QUALITY REQUIREMENTS

- A. General: In addition to other specified conditions, the Contractor shall comply with the following minimum requirements:
 - 1. In-place asphalt concrete course shall be tested for compliance with requirements for density, thickness and surface smoothness.
 - 2. Final surface shall be provided of uniform texture, conforming to required grades and cross sections.
 - 3. A minimum of four inch diameter pavement specimens for each completed course shall be taken from locations as directed by the Engineer.
 - 4. Holes from test specimens shall be repaved as specified for patching defective work.
- B. Density:
 - 1. When subjected to 50 blows of standard Marshall hammer on each side of an in place material specimen, densities shall be comparable to a laboratory specimen of same asphalt concrete mixture.
 - 2. The minimum acceptable density of in-place course material shall be 98% of the

recorded laboratory specimen density.

- C. Thickness: In-place compacted thicknesses shall not be acceptable if less than the minimum thicknesses shown on the Drawings.
- D. Surface Smoothness:
 - 1. Finished surface of each asphalt concrete course shall be tested for smoothness, using a 10 ft. straightedge applied parallel to and at right angles to centerline of paved areas.
 - 2. Surface areas shall be checked at intervals directed by Engineer.
 - 3. Surfaces shall not be acceptable if they exceed the following:
 - a. Base Course: 1/4 in. in 10 ft.
 - b. Surface Course: 3/16 in. in 10 ft.
 - c. Crowned Surfaces:
 - (1) Test crowned surfaces with a crown template, centered and at right angles to the crown.
 - (2) Surfaces will not be acceptable if varying more than 1/4 in. from the template.

1.04 SUBMITTALS

- A. Samples: The Contractor may be required to provide samples of materials for laboratory testing and job-mix design.
- B. Test Reports: The Contractor shall submit laboratory reports for following materials tests:
 - 1. Coarse and fine aggregates from each material source and each required grading:
 - a. Sieve Analysis: ASTM C 136 (AASHTO T 27).
 - b. Unit Weight of Slag: ASTM C29 (AASHTO T 19).
 - c. Soundness: ASTM C 88 (AASHTO T 104) for surface course aggregates only.
 - d. Sand Equivalent: ASTM D 2419 (AASHTO T 176).
 - e. Abrasion of Coarse Aggregate: ASTM C131 (AASHTO T 96), for surface course aggregates only.
 - 2. Asphalt cement for each penetration grade:
 - a. Penetration: ASTM D5 (AASHTO T49).
 - b. Viscosity (Kinematic): ASTM D2170 (AASHTO T 201).
 - c. Flash Point: ASTM D92 (AASHTO T 48).
 - d. Ductility: ASTM D 113 (AASHTO T 51).
 - e. Solubility: ASTM D 4 (AASHTO T 44).
 - f. Specific Gravity: ASTM D 70 (AASHTO T 43).
 - 3. Job-mix design mixtures for each material or grade:
 - a. Bulk Specific Gravity for Coarse Aggregate: ASTM C 117(AASHTO T 85).
 - b. Bulk Specific Gravity for Fine Aggregate: ASTM C 128(AASHTO T 84).
 - 4. Uncompacted asphalt concrete mix: Maximum Specific Gravity: ASTM D 2041 (AASHTO T 209).
 - 5. Compacted asphalt concrete mix:
 - a. Bulk Density: ASTM D 1188 (AASHTO T 166).
 - b. Marshall Stability and Flow: ASTM D 1559.
 - 6. Density and voids analysis:
 - a. Provide each series of asphalt concrete mixture test specimens, in

- accordance with A.I. MS-2 "Mix Design Methods for Asphalt Concrete".
 - b. Use Marshall method of mix design unless otherwise directed or acceptable to the Engineer.
 - c. Report the quantity of absorbed asphalt cement in pounds of dry aggregate, percent air voids, and percent voids in mineral aggregate.
- 7. Sampling and testing of asphalt concrete mixtures for quality control during paving operations:
 - a. Uncompacted asphalt concrete mix.
 - (1) Asphalt Cement Content: ASTM D 2172 (AASHTO T 164).
 - (2) Penetration of Recovered Asphalt Cement: ASTM D 5(AASHTO T 49).
 - (3) Ductility of Recovered Asphalt Cement: ASTM D 113(AASHTO T 51).
 - b. Compacted asphalt concrete mix:
 - (1) Bulk Density: ASTM D 1188 (AASHTO T 166).
 - Marshall Stability and Flow: ASTM D1559).
 - c. Perform at least one test for each day's paving.
- 8. Asphalt plant inspection: ASTM D 290.
- 9. Additional testing:
 - a. Retesting shall be required if previous tests indicate insufficient values, or if directed by the Engineer.
 - b. Testing shall continue until specified values have been attained.
- 10. Asphalt concrete materials which do not comply with specified requirements shall not be permitted in the work.

1.05 JOB CONDITIONS

A. Weather Limitations:

- 1. Apply bituminous prime and tack coats only when the ambient temperature in the shade is 50 degrees F. and when the temperature has not been below 35 degrees F. for 12 hours immediately prior to application.
- 2. Do not apply when the base surface is wet or contains an excess of moisture which would prevent uniform distribution and the required penetration.
- 3. Construct asphalt concrete surface course only when atmospheric temperature is above 40 degrees F., when the underlying base is dry, and when weather is not rainy.
- 4. Base course may be placed when air temperature is not below 30 degrees F. and rising, when acceptable to the Engineer.

B. Grade Control: Establish and maintain the required lines and grades, including crown and cross-slope, for each course during construction operations.

C. Traffic Control: Maintain vehicular and pedestrian traffic during paving operations, as required for other construction activities.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Soil Cement or Shell Base Course: as specified in FDOT Section 270, "Material for Base and Stabilized Base", and as called for in the Contract Documents.

B. Aggregate for Asphalt Concrete, General:

1. Sound, angular crushed stone, crushed gravel, or crushed slag: ASTM D 692.
2. Sand, stone, or slag screening: ASTM D 1073.
3. Provide aggregate in gradations for various courses to comply with local highway standards.

C. Surface Course Aggregates:

1. Provide natural sand, unless sand prepared from stone, slag, or gravel or combinations are required to suit local conditions.

D. Asphalt Cement: Comply with ASTM D 946 for 85-100 penetration grade.

E. Prime Coat:

1. Cut-back liquid asphalt.
2. Medium-Curing type: ASTM D 2027, Grade MC-70.

2.02 ASPHALT-AGGREGATE MIXTURES

A. Job-mix criteria:

1. Provide job-mix formulas for each required asphalt-aggregate mixture.
2. Establish a single percentage of aggregate passing each required sieve size, a single percentage of asphalt cement to be added to aggregate, and a single temperature at which asphalt concrete is to be produced.
3. Comply with the mix requirements of local governing highway standards.
4. Maintain material quantities within allowable tolerances of the governing standards.

2.03 TRAFFIC AND PARKING MARKING MATERIALS

A. Traffic lane marking paint with chlorinated rubber base.

B. Factory mixed, quick drying and non bleeding, FS TT-P-115C, Type III.

C. Color: Driving Lane Dividers - White
No Parking Zone - Yellow
Parking Dividers - White

PART 3 EXECUTION

3.01 SURFACE PREPARATION

A. Subbase Preparation:

1. The Contractor shall remove from the area all organic substance encountered to a depth of six or eight inches (6" or 8"), or to such depth and width as directed by the Engineer. The entire area shall be plowed and dragged prior to placing a stabilizing additive, if required to meet minimum bearing value.

2. Subbase shall be compacted to a minimum density of 98 percent of the maximum as determined by the Modified Proctor Density AASHTO T180, and shall have a minimum bearing value of 40 pounds per square inch as determined by the Florida Bearing Test.

B. Base Course:

1. Check subgrade for conformity with elevations and section immediately before placing base material.
2. Place base material in compacted layers not more than 6 inches thick, unless continuing tests indicate the required results are being obtained with thicker layers.
3. In no case will more than 8-inches of compacted base be placed in one lift.
4. Spread, shape, and compact all base material deposited on the subgrade during the same day.
5. Compact base course material to be not less than 95% of maximum density: ASTM D 1557, Method D (98 percent maximum density: AASHTO T-180).
6. Test density of compacted base course: ASTM D 2167.
7. Conduct one test for each 250 sq. yds. of in-place material, but in no case not less than one daily for each layer.

C. Loose and Foreign Material:

1. Remove loose and foreign material from compacted subbase surface immediately before application of paving.
2. Use power brooms or blowers, and brooming as required.
3. Do not displace subbase material.

D. Prime Coat:

1. Uniformly apply at rate of 0.20 to 0.5 gal. per sq. yd. over compacted and cleaned subbase surface.
2. Apply enough material to penetrate and seal, but not flood the surface.
3. Allow to cure and dry as long as required to attain penetration and evaporation of volatile, and in no case less than 24 hours unless otherwise acceptable to the Engineer.
4. Blot excess asphalt with just enough sand to prevent pick-up under traffic.
5. Remove loose sand before paving.

E. Tack Coat:

1. Dilute material with equal parts of water and apply to contact surfaces of previously constructed asphalt concrete or portland cement concrete and similar surfaces.
2. Apply at rate of 0.05 to 0.15 gal. per sq. yd. of surface.
3. Apply tack coat by brush to contact surfaces of structures projecting into or abutting asphalt concrete pavement.
4. Allow surfaces to dry until material is at condition of tackiness to receive pavement.

3.02 MANHOLE FRAME / VALVE BOX ADJUSTMENTS (IF APPLICABLE)

A. Placing Manhole frames:

1. Surround manhole frames set to elevation with a ring of compacted asphalt

2. concrete base prior to paving.
 2. Place asphalt concrete mixture up to 1 in. below top of frame, slope to grade, and compact by hand tamping.
- B. Adjust manhole frames to proper position to meet paving.
- C. If permanent covers are not in place, provide temporary covers over openings until completion of rolling operations.
- D. Set cover manhole frames to grade, flush with surface of adjacent pavement.

3.03 PREPARING THE MIXTURE

- A. Comply with ASTM D 995 for material storage, control, and mixing, and for plant equipment and operation.
- B. Stockpiles:
1. Keep each component of the various-sized combined aggregates in separate stockpiles.
 2. Maintain stockpiles so that separate aggregate sizes shall not be intermixed.
- C. Heating:
1. Heat the asphalt cement at the mixing plant to viscosity at which it can be uniformly distributed throughout mixture
 2. Use lowest possible temperature to suit temperature-viscosity characteristics of asphalt.
 3. Do not exceed 350 degrees F. (176.6 degrees C.).
- D. Aggregate:
1. Heat-dry aggregates to reduce moisture content to not more than 2.0%.
 2. Deliver dry aggregate to mixer at recommended temperature to suit penetration grade and viscosity characteristics of asphalt cement, ambient temperature, and workability of mixture.
 3. Accurately weigh or measure dry aggregates and weigh or meter asphalt cement to comply with job-mix formula requirements.
- E. Mix aggregate and asphalt cement to achieve 90-95% of coated particles for base mixtures and 85-90% of coated particles for surface mixture, when tested in accordance with ASTM D 2489.
- F. Transporting:
1. Transport asphalt concrete mixtures from mixing site in trucks having tight, clean compartments.
 2. Coat hauling compartments with a lime-water mixture to prevent asphalt concrete mixture from sticking.
 3. Elevate and drain compartment of excess solution before loading mix.
 4. Provide covers over asphalt concrete mixture when transporting to protect from weather and to prevent loss of heat.

5. During periods of cold weather or for long-distance deliveries, provide insulation around entire truck bed surfaces.

3.04 EQUIPMENT

- A. Provide size and quantity of equipment to complete the work specified within project time schedule.
- B. Bituminous Pavers: Self-propelled that spread hot asphalt concrete mixtures without tearing, shoving or gouging surfaces, and control pavement edges to true lines without use of stationary forms.
- C. Rolling Equipment:
 1. Self-propelled, steel-wheeled and pneumatic-tired rollers that can reverse direction without backlash.
 2. Other type rollers may be used if acceptable to the Engineer.
- D. Hand Tools: Provide rakes, lutes, shovels, tampers, smoothing irons, pavement cutters, portable heaters, and other miscellaneous small tools to complete the work specified.

3.05 PLACING THE MIX

- A. Place asphalt concrete mixture on prepared surface, spread and strike-off using paving machine.
- B. Spread mixture at a minimum temperature of 225 degrees F. (107.2 degrees C.).
- C. Inaccessible and small areas may be placed by hand.
- D. Place each course at thickness so that when compacted, it will conform to the indicated grade, cross-section, finish thickness, and density indicated.
- E. Paver Placing:
 1. Unless otherwise directed, begin placing along centerline of areas to be paved on crowned section, and at high side of sections on one-way slope, and in direction of traffic flow.
 2. After first strip has been placed and rolled, place succeeding strips and extend rolling to overlap previous strips.
 3. Complete base courses for a section before placing surface courses.
 4. Place mixture in continuous operation as practicable.
- F. Hand Placing:
 1. Spread, tamp, and finish mixture using hand tools in areas where machine spreading is not possible, as acceptable to Engineer.
 2. Place mixture at a rate that will insure handling and compaction before mixture becomes cooler than acceptable working temperature.

G. Joints:

1. Carefully make joints between old and new pavements, or between successive days' work, to ensure a continuous bond between adjoining work.
2. Construct joints to have same texture, density and smoothness as adjacent sections of asphalt concrete course.
3. Clean contact surfaces free of sand, dirt, or other objectionable material and apply tack coat.
4. Offset transverse joints in succeeding courses not less than 24 inches.
5. Cut back edge of previously placed course to expose an even, vertical surface for full course thickness.
6. Offset longitudinal joints in succeeding courses not less than 6 inches.
7. When the edges of longitudinal joints are irregular, honeycombed, or inadequately compacted, cut back unsatisfactory sections to expose an even, vertical surface for full course thickness.

3.06 COMPACTING THE MIX

- A. Provide sufficient rollers to obtain the required pavement density.
- B. Begin rolling operations as soon after placing when the mixture will bear weight of roller without excessive displacement.
- C. Do not permit heavy equipment, including rollers to stand on finished surface before it has thoroughly cooled or set.
- D. Compact mixture with hot hand tampers or vibrating plate compactors in areas inaccessible to rollers.
- E. Start rolling longitudinally at extreme lower side of sections and proceed toward center of pavement. Roll to slightly different lengths on alternate roller runs.
- F. Do not roll centers of sections first under any circumstances.
- G. Breakdown Rolling:
1. Accomplish breakdown or initial rolling immediately following rolling of transverse and longitudinal joints and outside edge.
 2. Operate rollers as close as possible to paver without causing pavement displacement.
 3. Check crown, grade, and smoothness after breakdown rolling.
 4. Repair displaced areas by loosening at once with lutes or rakes and filling, if required, with hot loose material before continuing rolling.
- H. Second Rolling:
1. Follow breakdown rolling as soon as possible, while mixture is hot and in condition for compaction.
 2. Continue second rolling until mixture has been thoroughly compacted.

I. Finish Rolling:

1. Perform finish rolling while mixture is still warm enough for removal of roller marks.
2. Continue rolling until roller marks are eliminated and course has attained specified density.

J. Patching:

1. Remove and replace defective areas.
2. Cut-out and fill with fresh, hot asphalt concrete.
3. Compact by rolling to specified surface density and smoothness.
4. Remove deficient areas for full depth of course.
5. Cut sides perpendicular and parallel to direction of traffic with edges vertical.
6. Apply tack coat to exposed surfaces before placing new asphalt concrete mixture.

3.07 MARKING ASPHALT CONCRETE PAVEMENT

A. Cleaning:

1. Sweep surface with power broom supplemented by hand brooms to remove loose material and dirt.
2. Do not begin marking asphalt concrete pavement until acceptable to the Engineer.

B. Apply paint with mechanical equipment.

1. Provide uniform straight edges.
2. Not less than two separate coats in accordance with manufacturer's recommended rates.

3.08 CLEANING AND PROTECTION

A. Cleaning: After completion of paving operations, clean surfaces of excess or spilled asphalt materials to the satisfaction of the Engineer.

B. Protection:

1. After final rolling, do not permit vehicular traffic on asphalt concrete pavement until it has cooled and hardened, and in no case sooner than 6 hours.
2. Provide barricades and warning devices as required to protect pavement.
3. Cover openings of structures in the area of paving until permanent coverings are placed (if applicable).

END OF SECTION

PAVEMENT REPAIR AND RESTORATION

PART 1 GENERAL

1.01 SCOPE OF WORK

The Contractor shall furnish all labor, materials, equipment, obtain County or State right-of-way permits and incidentals required and remove and replace pavements over trenches excavated for installation of water or sewer lines and appurtenances as shown on the Contract Drawings.

1.02 GENERAL

- A. The Contractor shall take before and after photographs.
- B. The Contractor shall repair in a manner satisfactory to the County or State, all damage done to existing structures, pavement, driveways, paved areas, curbs and gutters, sidewalks, shrubbery, grass, trees, utility poles, utility pipe lines, conduits, drains, catch basin, flagstones, or stabilized areas or driveways and including all obstructions not specifically named herein, which results from this Project.
- C. The Contractor shall keep the surface of the backfilled area of excavation in a safe traffic bearing condition and firm and level with the remaining pavement until the pavement is restored in the manner specified herein. All surface irregularities that are dangerous or obstructive to traffic are to be removed. The repair shall conform to applicable requirements of Manatee County Transportation Department requirements for pavement repair and as described herein, including all base, subbase and asphalt replacement.
- D. All materials and workmanship shall meet or exceed the County requirements and as called for in the Contract Documents and nothing herein shall be construed as to relieve the Contractor from this responsibility.
- E. All street, road and highway repair shall be made in accordance with the FDOT and County details indicated on the Drawings and in accordance with the applicable requirements and approval of affected County and State agencies.

PART 2 PRODUCTS

2.01 PAVEMENT SECTION

- A. Asphaltic concrete shall consist of asphalt cement, coarse aggregate, fine aggregate and mineral filler conforming to FDOT Type S-III Asphalt. Pavement replacement thickness shall match that removed but in no case shall be less than 1-1/2" compacted thickness. All asphalt concrete pavement shall be furnished, installed and tested in accordance with FDOT Specifications for Road and Bridge Construction.
- B. Asphalt or crushed concrete or approved equal base material shall be furnished and installed under all pavement sections restored under this Contract. Asphalt base shall have a minimum 6" compacted thickness, meet requirements for FDOT ABC III (Minimum Marshall Stability of 1000) and be furnished, installed and tested in accordance with the requirements of the FDOT Standards. Crushed concrete base shall be 10" minimum compacted thickness. Crushed concrete aggregate material shall have a minimum LBR of

140 compacted to 99% T-180 AASHTO density. Asphalt base and crushed concrete base are acceptable. Other bases shall be submitted for approval.

- C. Prime and tack will be required and applied in accordance with Section 300 - FDOT Specifications: Prime and Tack Coat for Base Courses.

PART 3 EXECUTION

3.01 CUTTING PAVEMENT

- A. The Contractor shall saw cut in straight lines and remove pavement as necessary to install the new pipelines and appurtenances and for making connections to existing pipelines.
- B. Prior to pavement removal, the Contractor shall mark the pavement for cuts nearly paralleling pipe lines and existing street lines. Asphalt pavement shall be cut along the markings with a rotary saw or other suitable tool. Concrete pavement shall be scored to a depth of approximately two (2) inches below the surface of the concrete along the marked cuts. Scoring shall be done by use of a rotary saw, after which the pavement may be broken below the scoring with a jackhammer or other suitable equipment.
- C. The Contractor shall not machine pull the pavement until it is completely broken and separated along the marked cuts.
- D. The pavement adjacent to pipe line trenches shall neither be disturbed or damaged. If the adjacent pavement is disturbed or damaged, irrespective of cause, the Contractor shall remove and replace the pavement. In addition, the base and sub-base shall be restored in accordance with these Specifications, Florida Dept. of Transportation Standard Specifications and as directed by the Engineer.

3.02 PAVEMENT REPAIR AND REPLACEMENT

- A. The Contractor shall repair, to meet or exceed original surface material, all existing concrete or asphaltic pavement, driveways, or sidewalks cut or damaged by construction under this Contract. He shall match the original grade unless otherwise specified or shown on the Drawings. Materials and construction procedures for base course and pavement repair shall conform to those of the Florida Dept. of Transportation.
- B. The Contractor's repair shall include the preparation of the subbase and base, place and maintain the roadway surface, any special requirements whether specifically called for or implied and all work necessary for a satisfactory completion of this work. Stabilized roads and drives shall be finished to match the existing grade. Dirt roads and drives shall have the required depth of backfill material as shown on the Contract Drawings.
- C. The width of all asphaltic concrete repairs shall extend the full width and length of the excavation or to the limits of any damaged section. The edge of the pavement to be left in place shall be cut to a true edge with a saw or other approved method so as to provide a clean edge to abut the repair. The line of the repair shall be reasonably uniform with no unnecessary irregularities.

3.03 MISCELLANEOUS RESTORATION

Sidewalks or driveways cut or damaged by construction shall be restored in full sections or blocks to a minimum thickness of four inches. Concrete curb or curb and gutter shall be restored to the existing height and cross section in full sections or lengths between joints. RCP pipe shall be repaired or installed in accordance with manufacturer's specifications. Grassed yards, shoulders and parkways shall be restored to match the existing sections with grass sod of a type matching the existing grass.

3.04 SPECIAL REQUIREMENTS

The restoration of all surfaces, as described herein, disturbed by the installation of pipelines shall be completed as soon as is reasonable and practical. The complete and final restoration of both paved and shell stabilized roads within a reasonable time frame is of paramount importance. To this end, the Contractor shall, as part of his work schedule, complete the restoration of any area of road within five weeks after removing the original surface. Successful leak testing shall be performed prior to restoring any area of road. All restoration and replacement or repairs are the responsibility of the Contractor.

3.05 CLEANUP

After all repair and restoration or paving has been completed, all excess asphalt, dirt and other debris shall be removed from the roadways. All existing storm sewers and inlets shall be checked and cleaned of any construction debris.

3.06 MAINTENANCE OR REPAIR

All wearing surfaces shall be maintained by the Contractor in good order suitable for traffic prior to completion and acceptance of the work.

END OF SECTION

MISCELLANEOUS WORK AND CLEANUP

PART 1 GENERAL

1.01 SCOPE OF WORK

- A. This Section includes items and operations which are not specified in detail as separate items, but may be sufficiently described as to the kind and extent of work involved. The Contractor shall furnish all labor, materials, equipment and incidentals necessary to complete all work under this Section.
- B. The work of this Section may include, but is not limited to the following:
 - 1. Restoration of roads, sidewalks, driveways, curbing and gutters, fences, guardrails, lawns, shrubbery and any other existing items damaged or destroyed.
 - 2. Crossing utilities.
 - 3. Relocation of existing water, reclaim water, or sewer lines less than four inches diameter, water and sanitary sewer services, low pressure gas lines, telephone lines, electric lines, cable TV lines as shown on the Contract Drawings.
 - 4. Restoring easements (servitudes) and rights-of-way.
 - 5. Clean up.
 - 6. Incidental work (project photographs, testing, shop drawings, traffic control, record drawings, etc.).
 - 7. Excavation and Embankment - As defined in the Florida Department of Transportation Standard Specifications for Road and Bridge Construction (1991 Edition or latest revision).
 - 8. Stormwater and erosion control devices.

1.02 SUBMITTAL OF LUMP SUM BREAKDOWN

Contractor shall submit to the Owner/Engineer, a breakdown of the lump sum bid for Miscellaneous Work and Cleanup Item in the Proposal within 10 days after date of Notice to Proceed.

1.03 WORK SPECIFIED UNDER OTHER SECTIONS

All work shall be completed in a workmanlike manner by competent workmen in full compliance with all applicable sections of the Contract Documents.

PART 2 PRODUCTS

2.01 MATERIALS

Materials required for this Section shall equal or exceed materials that are to be restored. The Contractor may remove and replace or reuse existing materials with the exception of paving.

PART 3 EXECUTION

3.01 RESTORING OF SIDEWALKS, ROADS, CURBING, FENCES AND GUARDRAILS

- A. The Contractor shall protect existing sidewalks & curbing. If necessary, sidewalks &

curbing shall be removed from joint to joint and replaced after backfilling. Curbing damaged during construction because of the Contractor's negligence or convenience, shall be replaced with sidewalks & curbing of equal quality and dimension at no cost to the Owner.

- B. At the locations necessary for the Contractor to remove, store and replace existing fences and guardrails during construction, the sections removed shall be only at the direction of the Engineer. If any section of fence is damaged due to the Contractor's negligence, it shall be replaced at no cost to the Owner with fencing equal to or better than that damaged and the work shall be satisfactory to the Engineer.
- C. Guardrails in the vicinity of the work shall be protected from damage by the Contractor. Damaged guardrails shall be replaced in a condition equal to those existing
- D. Road crossings shall be restored in accordance with the Contract Documents and current FDOT Standards. Compensation for road restoration shall be included under the Road Restoration Bid Item if specified or under Miscellaneous Cleanup if it is not specified.

3.02 CROSSING UTILITIES

This item shall include any extra work required in crossing culverts, water courses, drains, water mains and other utilities, including all sheeting and bracing, extra excavation and backfill, or any other work required or implied for the proposed crossing, whether or not shown on the Drawings.

3.03 RELOCATIONS OF EXISTING GAS LINES, TELEPHONE LINES, ELECTRIC LINES AND CABLE TV LINES

The Contractor shall notify the proper utility involved when relocation of these utility lines is required. The Contractor shall coordinate all relocation work by the utility so that construction shall not be hindered.

3.04 RESTORING THE EASEMENTS AND RIGHTS-OF-WAY

The Contractor shall be responsible for all damage to private property due to his operations. He shall protect from injury all walls, fences, cultivated shrubbery, pavement, underground facilities, including water, sewer and reclaimed water lines and services, or other utilities which may be encountered along the easement. If removal and replacement is required, it shall be done in a workmanlike manner, at his expense, so that the replacement are equivalent to that which existed prior to construction.

3.05 STORMWATER AND EROSION CONTROL DEVICES

The Contractor shall be responsible for, provide, and install all stormwater and erosion control devices necessary to insure satisfactory compliance with the Florida Department of Environmental Protection Stormwater, Erosion, and Sedimentation Control Inspector's Manual.

END OF SECTION

CONCRETE REINFORCEMENT

PART 1 GENERAL

1.01 WORK INCLUDED

- A. Reinforcing steel bars and welded steel wire fabric for cast-in-place concrete, complete with tie wire.
- B. Support chairs, bolsters, bar supports and spacers, for reinforcing.

1.02 QUALITY ASSURANCE

Perform concrete reinforcing work in accordance with ACI 318 unless specified otherwise in this Section.

1.03 REFERENCES

- A. ACI 318 - Building Code Requirements for Reinforced Concrete.
- B. ASTM A185 - Welded Steel Wire Fabric for Concrete Reinforcement.
- C. ASTM A615 - Deformed and Plain Billet Steel Bars for Concrete Reinforcement.
- D. CRSI 63 - Recommended practice for placing reinforcing bars.
- E. CRSI 65 - Recommended practice for placing bar supports, specifications and nomenclature.
- F. ACI 315 - American Concrete Institute - Manual of Standard Practice.

1.04 SHOP DRAWINGS

- A. Submit shop drawings in accordance with Contract Documents.
- B. Indicate bar sizes, spacings, locations and quantities of reinforcing steel and wire fabric, bending and cutting schedules and supporting and spacing devices.
- C. Manufacturer's Literature: Manufacturer's specifications and installation instructions for splice devices.

PART 2 PRODUCTS

2.01 REINFORCING

- A. Reinforcing steel: Grade 60, Minimum Yield Strength 60,000 psi, deformed billet steel bars, ASTM A615; plain finish.
- B. Welded steel wire fabric: Deformed wire, ASTM A497; smooth wire ASTM A185 in flat sheets; plain finish.

2.02 ACCESSORY MATERIALS

- A. Tie wire: Minimum 16 gauge annealed type, or patented system accepted by Engineer.
- B. Chairs, bolsters, bar supports, spacers: Sized and shaped for strength and support of reinforcing during construction conditions.
- C. Special chairs, bolsters, bar supports, spacers (where adjacent to architectural concrete surfaces): Stainless steel type sized and shaped as required.

2.03 FABRICATION

- A. Fabricate concrete reinforcing in accordance with ACI 315.
- B. Locate reinforcing splices, not indicated on Drawings, at points of minimum stress. Location of splices shall be reviewed by Engineer.
- C. Where indicated, weld reinforcing bars in accordance with AWS D12.1.

PART 3 EXECUTION

3.01 PLACEMENT

- A. Reinforcing shall be supported and secured against displacement. Do not deviate from true alignment.
- B. Before placing concrete, ensure reinforcing is clean, free of loose scale, dirt, or other foreign coatings which would reduce bond to concrete.

3.02 QUALITY ASSURANCE

- A. Acceptable Manufacturers: Regularly engaged in manufacture of steel bar and welded wire fabric reinforcing.
- B. Installer Qualifications: Three years experience in installation of steel bar and welded wire fabric reinforcing.
- C. Allowable Tolerances:
 - 1. Fabrication:
 - a. Sheared length: ± 1 in.
 - b. Depth of truss bars: $+0, -1/2$ in.
 - c. Stirrups, ties and spirals: $\pm 1/4$ in.
 - d. All other bends: ± 1 in.
 - 2. Placement:
 - a. Concrete cover to form surfaces: $\pm 1/4$ in.
 - b. Minimum spacing between bars: 1 in.
 - c. Top bars in slabs and beams:
 - (1) Members 8 in. deep or less: $\pm 1/4$ in.
 - (2) Members more than 8 in.: $\pm 1/2$ in.
 - d. Crosswise of members: Spaced evenly within 2 in. of stated separation.
 - e. Lengthwise of members: Plus or minus 2 in.

3. Maximum bar movement to avoid interference with other reinforcing steel, conduits, or embedded items: 1 bar diameter.

3.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Deliver reinforcement to project site in bundles marked with metal tags indicating bar size and length.
- B. Handle and store materials to prevent contamination.

3.05 INSTALLATION

- A. Placement:
 1. Bar Supports: CRSI 65.
 2. Reinforcing Bars: CRSI 63.
- B. Steel Adjustment:
 1. Move within allowable tolerances to avoid interference with other reinforcing steel, conduits, or embedded items.
 2. Do not move bars beyond allowable tolerances without concurrence of Engineer.
 3. Do not heat, bend, or cut bars without concurrence of Engineer.
- C. Splices:
 1. Lap splices: Tie securely with wire to prevent displacement of splices during placement of concrete.
 2. Splice devices: Install in accordance with manufacturer's written instructions.
 3. Do not splice bars without concurrency of Engineer, except at locations shown on Drawings.
- D. Wire Fabric:
 1. Install in longest practicable length.
 2. Lap adjoining pieces one full mesh minimum, and lay splices with 16 gauge wire.
 3. Do not make end laps midway between supporting beams, or directly over beams of continuous structures.
 4. Offset end laps in adjacent widths to prevent continuous laps.
- E. Cleaning: Remove dirt, grease, oil, loose mill scale, excessive rust, and foreign matter that will reduce bond with concrete.
- F. Protection During Concreting: Keep reinforcing steel in proper position during concrete placement.

END OF SECTION

CAST-IN-PLACE CONCRETE

PART 1 GENERAL

1.01 WORK INCLUDED

Poured-in-place concrete slabs, thrust blocks, pile caps and pipe support cradles.

1.02 QUALITY ASSURANCE

Perform cast-in-place concrete work in accordance with ACI 318, unless specified otherwise in this Section.

1.03 TESTING LABORATORY SERVICES

- A. Inspection and testing will be performed by the testing laboratory currently under contract to Manatee County in accordance with the Contract Documents.
- B. Provide free access to work and cooperate with appointed firm.
- C. Submit proposed mix design of each class of concrete to inspection and testing firm for review prior to commencement of work.
- D. Tests of cement and aggregates may be performed to ensure conformance with requirements stated herein.
- E. Three concrete test cylinders will be taken for every 100 cu. yds. or part thereof of each class of concrete placed each day. Smaller pours shall have cylinders taken as directed by the Engineer.
- F. One slump test will be taken for each set of test cylinders taken.

1.04 REFERENCES

- A. ASTM C33 - Concrete Aggregates
- B. ASTM C150 - Portland Cement
- C. ACI 318 - Building Code Requirements for Reinforced Concrete
- D. ASTM C260 - Air Entraining Admixtures for Concrete
- E. ASTM C94 - Ready-Mixed Concrete
- F. ACI 304 - Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete
- G. ACI 305 - Recommended Practice for Hot Weather Concreting

PART 2 PRODUCTS

2.01 CONCRETE MATERIALS

- A. Cement: Moderate-Type II, High early strength-Type III, Portland type, ASTM C150.
- B. Fine and Coarse Aggregates: ASTM C33.
- C. Water: Clean and free from injurious amounts of oil, alkali, organic matter, or other deleterious material.

2.02 ADMIXTURES

- A. Air Entrainment: ASTM C260.
- B. Chemical: ASTM C494 Type A - water reducing admixture.

2.03 ACCEPTABLE MANUFACTURERS

Acceptable Products:

- 1. Pozzolith
- 2. WRDA

2.04 ACCESSORIES

Non-shrink grout: Premixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing agents; capable of developing minimum compressive strength of 2400 psi in 2 days and 7000 psi in 28 days.

2.05 CONCRETE MIXES

- A. Mix concrete in accordance with ASTM C94.
- B. Provide concrete of following strength:
 - 1. Required concrete strengths as determined by 28 day cylinders shall be as shown on the Drawings, but shall not be less than 3000 psi.
 - 2. Select proportions for normal weight concrete in accordance with ACI 301 3.8 Method 1, Method 2, or Method 3. Add air entraining agent to concrete to entrain air as indicated in ACI 301 Table 3.4.1.
 - 3. All mixes shall be in accordance with FDOT Specifications.
- C. Use set-retarding admixtures during hot weather only when accepted by Engineer.
- D. Add air entraining agent to concrete mix for concrete work exposed to exterior.

2.06 FORMS

- A. Forms shall be used for all concrete masonry, including footings. Form shall be so

constructed and placed that the resulting concrete will be of the shape, lines, dimensions, appearance and to the elevations indicated on the Drawings.

- B. Forms shall be made of wood, metal, or other approved material. Wood forms shall be constructed of sound lumber or plywood of suitable dimensions, free from knotholes and loose knots; where used for expose surfaces, boards shall be dressed and matched. Plywood shall be sanded smooth and fitted with tight joints between panels. Metal forms shall be of an approved type for the class of work involved and of the thickness and design required for rigid construction.
- C. Edges of all form panels in contact with concrete shall be flush within 1/32-inch and forms for plane surfaces shall be such that the concrete will be plane within 1/16-inch in four feet. Forms shall be tight to prevent the passage of mortar and water and grout.
- D. Forms for walls shall have removable panels at the bottom for cleaning, inspection and scrubbing-in of bonding paste. Forms for walls of considerable height shall be arranged with tremies and hoppers for placing concrete in a manner that will prevent segregation and accumulation of hardened concrete on the forms or reinforcement above the fresh concrete.
- E. Molding or bevels shall be placed to produce a 3/4-inch chamfer on all exposed projecting corners, unless otherwise shown on the Drawings. Similar chamfer strips shall be provided at horizontal and vertical extremities of all wall placements to produce "clean" separation between successive placements as called for on the Plans.
- F. Forms shall be sufficiently rigid to withstand vibration, to prevent displacement or sagging between supports and constructed so the concrete will not be damaged by their removal. The Contractor shall be entirely responsible for their adequacy.
- G. Forms, including new pre-oiled forms, shall be oiled before reinforcement is placed, with an approved nonstaining oil or liquid form coating having a non-paraffin base.
- H. Before form material is re-used, all surfaces in contact with concrete shall be thoroughly cleaned, all damaged places repaired, all projecting nails withdrawn, all protrusions smoothed and in the case of wood forms pre-oiled.
- I. Form ties encased in concrete shall be designed so that after removal of the projecting part, no metal shall be within 1-inch of the face of the concrete. That part of the tie to be removed shall be at least 1/2-inch diameter or be provided with a wood or metal cone at least 1/2-inch in diameter and 1-inch long. Form ties in concrete exposed to view shall be the cone-washer type equal to the Richmond "Tyscru". Throughbolts or common wire shall not be used for form ties.

PART 3 EXECUTION

3.01 PLACING CONCRETE

- A. Place concrete in accordance with ACI 304.
- B. Notify Engineer minimum 24 hours prior to commencement of concreting operations.
- C. Verify anchors, seats, plates and other items to be cast into concrete are placed, held

securely and will not cause hardship in placing concrete. Rectify same and proceed with work.

- D. Maintain records of poured concrete items. Record date, location of pour, quantity, air temperature and test samples taken.
- E. Ensure reinforcement, inserts, embedded parts, formed expansion and contraction joints are not disturbed during concrete placement.
- F. Prepare previously placed concrete by cleaning with steel brush and applying bonding agent. Apply bonding agent in accordance with manufacturer's recommendations.
- G. Pour concrete continuously between predetermined construction and control joints. Do not break or interrupt successive pours such that cold joints occur.
- H. In locations where new concrete is dowelled to existing work, drill holes in existing concrete, insert steel dowels and pack solidly with non-shrink grout.
- I. Excessive honeycomb or embedded debris in concrete is not acceptable. Notify Engineer upon discovery.
- J. Conform to ACI 305 when concreting during hot weather.

3.02 SCREEDING

Screed surfaces level, maintaining flatness within a maximum deviation of 1/8" in 10 feet.

3.03 PATCHING

Allow Engineer to inspect concrete surfaces immediately upon removal of forms. Patch imperfections as directed. All patching procedures shall be submitted to and approved by the Engineer prior to use.

3.04 DEFECTIVE CONCRETE

- A. Modify or replace concrete not conforming to required lines, details and elevations.
- B. Repair or replace concrete not properly placed resulting in excessive honeycomb and other defects. Do not patch, fill, touch-up, repair, or replace exposed architectural concrete except upon express direction of Engineer for each individual area.

3.05 CONCRETE FINISHING

Provide concrete surfaces to be left exposed, columns, beams and joists with smooth rubbed finish.

3.06 CURING AND PROTECTION

Beginning immediately after placement, protect concrete from premature drying, excessively hot or cold temperatures and mechanical injury. Maintain concrete with minimal moisture loss at relatively constant temperature for a period of 7 days or until concrete strengths reaches 75% of the 28 day design strength.

Protection against moisture loss may be obtained with spray on curing compounds or plastic sheets. Protection against heat or cold may be obtained with insulated curing blankets or forms.

3.07 CONCRETE DRIVEWAY RESTORATION

Concrete driveways shall be restored with 6 inches of 3,000 psi concrete with W2.5 X W2.5, 6X6 wire mesh. Place ½ inch expansion joint between back of curb and new concrete. Area beneath restoration shall be mechanically tamped prior to placing concrete.

3.08 CONCRETE SIDEWALK RESTORATION

Concrete sidewalks across driveways shall be restored with 6 inches of 3,000 psi concrete with W2.5 X W2.5, 6X6 wire mesh. Place ½ inch expansion joint between back of curb and new concrete. Area beneath restoration shall be mechanically tamped prior to placing concrete.

Concrete sidewalks outside of driveways shall be restored with 4 inches of 3,000 psi concrete per FDOT Design Standards, Sections 522 & 310

END OF SECTION

CONCRETE FINISHES

PART 1 GENERAL

1.01 SCOPE OF WORK

Furnish all labor, materials, equipment and incidentals required to finish cast-in-place concrete surfaces as specified herein.

1.02 SUBMITTALS

Submit to the Engineer as provided in the Contract Documents, the proposed chemical hardener manufacturer's surface preparation and application procedures.

1.03 SCHEDULE OF FINISHES

- A. Concrete for the Project shall be finished in the various specified manners either to remain as natural concrete or to receive an additional applied finish or material under another Section.
- B. The base concrete for the following conditions shall be finished as noted and as further specified herein:
 - 1. Exterior, exposed concrete slabs and stairs - broomed finish.
 - 2. Interior, exposed concrete slabs - steel trowel finish.
 - 3. Concrete on which process liquids flow or in contact with sludge - steel trowel finish.
 - 4. Concrete where not exposed in the finished work and not scheduled to receive an additional applied finish or material - off-form finish.
 - 5. Provide concrete surfaces to be left exposed such as walls, columns, beams and joists with smooth rubbed finish.

1.04 RESPONSIBILITY FOR CHANGING FINISHES

- A. The surface finishes specified for concrete to receive additional applied finishes or materials are the finishes required for the proper application of the actual products specified under other Sections. Where different products are approved for use, it shall be the Contractor's responsibility to determine if changes in finishes are required and to provide the proper finishes to receive these products.
- B. Changes in finishes made to accommodate product different from those specified shall be performed at no additional cost to the Owner. Submit the proposed new finishes and their construction methods to the Engineer for approval.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Portland cement and component materials required for finishing the concrete surfaces shall be as specified in the Contract Documents.
- B. Hardener shall be Lapidolith as manufactured by Sonneborn Building Products or

approved equal. Hardener shall be used on all floors, stair treads and platforms.

PART 3 EXECUTION

3.01 FORMED SURFACES

- A. Forms shall not be stripped before the concrete has attained a strength of at least 50 percent of the ultimate design strength. This is equivalent to approximately five "100 day-degrees" of moist curing.
- B. Care shall be exercised to prevent damaging edges or obliterating the lines of chamfers, rustications, or corners when removing the forms or doing any work adjacent thereto.
- C. Clean all exposed concrete surfaces and adjoining work stained by leakage of concrete, to the satisfaction of the Engineer.
- D. Off-form finish. Fins and other projections shall be removed as approved. Tie cone holes and other minor defects shall be filled with non-shrink grout specified under the Contract Documents.

3.02 FLOORS AND SLABS

- A. Floors and slabs shall be screeded to the established grades and shall be level with a tolerance of 1/8-inch when checked with a 10 foot straight edge, except where drains occur, in which case floors shall be pitched to drains as indicated. Failure to meet either of above shall be cause for removal, grinding, or other correction as approved by the Engineer.
- B. Following screeding as specified above, power steel trowel as follows:
 - 1. Immediately after final screeding, a dry cement/sand shake in the proportion of 2-sacks of portland cement to 350-pounds of coarse natural concrete sand shall be sprinkled evenly over the surface at the rate of approximately 500 pounds per 1,000 square feet of floor. Neat, dry cement shall not be sprinkled on the surface. This shake shall be thoroughly floated into the surface with an approved disc type power compacting machine weighing at least 200 pounds if a 20-inch disc is used or 300 pounds if a 24-inch disc is used (such as a "Kelly Float" as manufactured by the Weisner-Rapp Corporation of Buffalo, New York). A mechanical blade-type float or trowel is not acceptable for this work.
NOTE: This operation (application of the cement/sand shake) may be eliminated at the discretion of the Engineer if the base slab concrete exhibits adequate fattiness and homogeneity.
 - 2. In lieu of power steel troweling, small areas as defined by the Engineer shall be compacted by hand steel troweling with the dry cement/sand shake as ordered.
 - 3. The floor or slab shall be compacted to a smooth surface and the floating operation continued until sufficient mortar is brought to the surface to fill all voids. The surfaces shall be tested with a straight edge to detect high and low spots which shall be eliminated.
 - 4. Compaction shall be continued only until thorough densification is achieved and a small amount of mortar is brought to the surface. Excessive floating shall be avoided.

- C. After Paragraph 3.02 A and B procedures are accomplished, floors and slabs for particular conditions shall be completed as scheduled in one of the following finishes:
 - 1. Wood float finish. Hand wood float, maintaining the surface tolerance to provide a grained, nonslip finish as approved.
 - 2. Broomed finish. Hand wood float maintaining the surface tolerance and then broom with a stiff bristle broom in the direction of drainage to provide a nonslip finish as approved.
 - 3. Steel trowel finish. Hand steel trowel to a perfectly smooth, hard even finish free from high or low spots or other defects as approved.
- D. Floors, stair treads and platforms shall be given a floor hardener. Application shall be according to manufacturer's instructions.

3.03

APPROVAL OF FINISHES

- A. All concrete surfaces will be inspected during the finishing process by the Engineer.
- B. Surfaces which, in the opinion of the Engineer, are unsatisfactory shall be refinished or reworked until approved by the Engineer.

END OF SECTION

AGREEMENT FOR ASPHALT REPAIRS

This Agreement ("Agreement" or "Contract"), is made between GreyHawk Landing Community Development District, a community development district organized under the laws of the State of Florida (hereinafter referred to as "District" or "Owner") with an address of c/o Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, and Superior Asphalt Inc., a Florida Corporation (hereinafter referred to as the "Contractor") with an address of 4801 15th Street East, Bradenton, Florida 34203, on this 16th day of November, 2021.

RECITALS

WHEREAS, the District was established for the purpose of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the District has a need to retain an independent contractor to perform paving repairs and related remediation work on District owned property; and

WHEREAS, the Contractor has offered to provide such work pursuant to the proposal attached hereto.

NOW, THEREFORE, in consideration of the mutual covenants set forth below and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Contractor and District agree as follows:

I. INCORPORATION OF RECITALS

The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

II. DESCRIPTION OF WORK

The work to be performed shall include all labor, material, equipment, supervision and transportation for asphalt repairs and related remediation work (hereinafter referred to as the "Contract Work") as more specifically detailed in the plans attached hereto as **Exhibit "B"** in accordance with the Bid Form attached hereto as **Exhibit "A"** and the Technical Specifications attached hereto as **Exhibit "C."** To the extent of any conflict between the Contract and the Exhibits, the terms of this Contract shall govern.

While performing the Contract Work, the Contractor shall assign such experienced staff as may be required and such staff shall be responsible for coordinating, expediting and controlling all aspects to assure completion of the Contract Work. All work shall be performed in a professional manner and warrantied as referenced herein. The District shall be responsible for establishing property boundaries in the field, if required.

Tab 7



State of Florida Pool Contractor, License # CPC1457968

Custom Proposal Prepared For

Greyhawk Landing West

By
The Pool Works of Florida
October 26, 2025



Commercial Pool Construction, Renovation & Innovation

Brian Wildridge / 727-423-8664 / bwildridge@thepoolworks.com

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Company Profile

The Pool Works is fully licensed and insured, specializing in commercial pool construction, renovation and innovation. We've been in business since 1996. Donald Ball Sr., President & CEO is the State of Florida License holder for the company and has been in the industry since 1986. Our Company has a commitment to quality with every project and we are extremely proud of our reputation. A list of completed projects has been included with your proposal for your review. There are a number of quality companies in our area that we enjoy competing with every day. Unfortunately, there are an equal number of undesirable companies as well.

The Pool Works is one of the industry's finest pool renovation specialists. We continue to be recognized for our quality craftsmanship and design specialties. Customers choose us when they want a partner that offers excellence in quality workmanship, utilizing the best materials available. Our team is staffed with the top consultative experts, tradesmen and support staff, ensuring that your project is safe and professional from start to finish.



Construction | Renovation | Repairs & Service | Pool Furniture

The following resources are available to verify licensing and business practices.

Better Business Bureau



www.bbbwestflorida.org
727-535-5522

Pinellas County Construction Licensing Board



www.pcclb.com
727-536-4720

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

PUBLIC SWIMMING POOL RESURFACING CODE REQUIREMENT EXPLANATION

The following survey details the changes that are required for the pool to meet current code. These changes are required when the pool is renovated. This survey is a tool to inform the property owners of the requirements. The Health Dept. will perform an inspection after the work is completed to assure the property owner that current code requirements have been met.

This is very important to ensure the proposal is accurate and prevent expensive change orders later. It is unlawful for a company to begin construction or modification to any public pool without first having received written approval from the Health Dept.

The existing step tile must be replaced with a permanent, continuous, dark color tile to highlight the step area. The tiles must also be NON-SKID.

The existing depth marker tiles in the pool will be replaced and must reflect the actual depth measured 3' from the pool wall to meet code.

International "No Diving" tiles are required by code to be placed on the top of the coping or the deck next to the pool to meet code.

The existing gutter tile must be replaced with NON-SKID tiles.

The gutter of the pool must meet code. Gutter slope from lip of gutter to gutter drain must be increased downward, not to exceed 2 inches. The lip of the gutter must be level, within 1/4" overall.

The existing gutter grates will be replaced with new fittings, frames and grates. They also need to be made flush with the gutters.

A new VGB compliant main drain frame and grate will be installed.

Thank You!

Brian



State of Florida Pool Contractor, License # CPC1457968

POOL RESURFACING PROPOSAL

Submitted To: Greyhawk Landing West

Date: October 26, 2025

Work to be performed at: 12350 Mulberry Ave. Bradenton FL 34212

Point of Contact: Andrew Davis / 941-746-6670 / FieldMgr@GreyhawkCDD.org

Pool Size:
Length 70'
Width 38'

Perimeter 216'
Depth 3' to 5'

Total Square Footage
3,480'

We hereby submit specifications and estimates for renovations of the swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Perform 24-hour Static Water Test to verify Water Loss			INCLUDED
Refinish pool interior with HYDRAZZO			\$ 31,380.00
Refinish gutters with HYDRAZZO			\$ 6,350.00
Install gutter fittings, frame & grates	Qty.	23	\$ 800.00
Install upper waterline tile	216	Lin. Ft.	\$ 5,450.00
Install lower gutter tile	210	Lin. Ft.	\$ 5,250.00
Install NON-SKID step and Bench tile as per code	98	Lin. Ft.	\$ 2,450.00
Install lap lane tile, & T's	134	Lin. Ft.	\$ 2,600.00
Install VGB Compliant main drain frame and grates	Qty.	3	\$ 720.00
Install Depth Markers as per code	Qty.	48	\$ 1,200.00
Install International "No Diving" tiles	Qty.	9	\$ 270.00
Repair cracks using the Torque Lock System		Lin. Ft.	\$ TBD
Start-up and water balancing			\$ 1,750.00
Permit Fees			\$ 600.00

Note: After the pool is drained it will be inspected for cracks and if cracks are found, management will be notified. The above cost for crack repair may increase at a cost of \$150.00 per linear foot.

POOL RESURFACING TOTAL: \$ 58,820.00

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968
ACCEPTANCE OF POOL RESURFACING CONTRACT
TERMS AND CONDITIONS

Submitted To: Greyhawk Landing West

Date: October 26, 2025

1. Payment schedule as follows:

30% will be billed 90 days prior to job commencement.	\$ 17,646.00
50% due upon tile delivery to site.	\$ 29,410.00
20% due within 7 days of completion.	\$ 11,764.00

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

Failure to make timely progress payments could result in delays of the project.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

5. The Pool Works includes removing loose plaster and patching as part of its contract however, in the event of severe loose plaster The Pool works will accept the cost of removing and replacing up to 1% of the total square footage of the pool. Any more than 1% of the square footage will be removed and replaced at a rate of \$5.00 per Sq. Ft. per layer and will be added to the price of the contract. Other structural problems such as cracks in the pool shell or unstable substrate may also require additional work and cost. This is an unforeseen problem. The Pool Works will make the customer aware of the problem as soon as the pool is drained and inspected.

6. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.

7. Projects won't begin without a deposit received 60 days prior to the start date.

8. ***Material Selections will need to be made in our Largo Showroom as quickly as possible after the proposal has been signed.***

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____

Date _____

NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials.

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

SPA RESURFACING PROPOSAL

Submitted To: Greyhawk Landing West

Date: October 26, 2025

Work to be performed at: 12350 Mulberry Ave. Bradenton FL 34212

Point of Contact: Andrew Davis / 941-746-6670 / FieldMgr@GreyhawkCDD.org

Spa Size: Perimeter 34'
Depth 1.5' - 3'

Total Square Footage
1400 gal.

We hereby submit specifications and estimates for renovations of the spa. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Refinish spa interior with HYDRAZZO		\$ 6,910.00
Install inside Waterline tile	34 Lin. Ft.	\$ 975.00
Install NON-SKID step and bench tile	34 Lin. Ft.	\$ 850.00
Install main drain frame and grate	Qty. 1	\$ 190.00
Chemical Start-Up & water balance		\$ 450.00
Permit Fee	INCLUDED WITH POOL	

SPA RENOVATION TOTAL: \$ 9,375.00

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State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF SPA RESURFACING CONTRACT TERMS AND CONDITIONS

Submitted To: Greyhawk Landing West

Date: October 26, 2025

1. Payment schedule as follows:

30% due 90 days prior to job commencement.	\$ 2,812.50
50% due upon tile delivery to site.	\$ 4,687.50
20% due within 7 days of completion.	\$ 1,875.00
2. Balance to be paid in full upon satisfactory completion of work.
3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process. Failure to make timely progress payments could result in delays of the project.
4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.
5. The Pool Works includes removing loose plaster and patching as part of its contract, however in the event of severe loose plaster The Pool works will accept the cost of removing and replacing up to 1% of the total square footage of the pool. Any more than 1% of the square footage will be removed and replaced at a rate of \$5.00 per Sq. Ft. per layer and will be added to the price of the contract. Other structural problems such as cracks in the pool shell or unstable substrate may also require additional work and cost. This is an unforeseen problem. The Pool Works will make the customer aware of the problem as soon as the pool is drained and inspected.
6. **PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.**
7. Projects won't begin without a deposit received 60 days prior to the start date.
8. ***Material Selections will need to be made in our Largo Showroom as quickly as possible after the proposal has been signed.***

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____

Date _____

NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials.

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State of Florida Pool Contractor, License # CPC1457968



LED LIGHT PROPOSAL

Submitted To: Greyhawk Landing West

Date: October 26, 2025

Work to be performed at: 12350 Mulberry Ave. Bradenton FL 34212

Point of Contact: Andrew Davis / 941-746-6670 / FieldMgr@GreyhawkCDD.org

We hereby submit specifications and estimate for replacing pool lights. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Install (4) pool and (1) spa Pentair Intellibrite G5 LED Lights/Assemblies



PENTAIR

THE MOST ENERGY-EFFICIENT LED POOL LIGHTING AVAILABLE

- The brightest and most energy-efficient white LED pool light on the market
- Energy efficient, utilizing up to 89% less energy than comparable incandescent lights

The IntelliBrite 5G white lights combine unmatched energy efficiency with superior light intensity and distribution. The exclusive design can be adjusted to create a standard, wider beam or a narrower pattern, depending on your pool's needs.



ENERGY EFFICIENCY:

- o Pentair LED pool lights have a 2 year complete replacement warranty on the entire light.
- o LED lights provide the equivalent of a 300 watt bulb (same as current lights in pool) while only consuming 45 watts of power. The LED lights are brighter and whiter.
- o The (5) existing lights cost \$57.80 per month to operate (8) hours a night.
- o LED lights will cost \$7.75 per month to run (8) hours a night.
- o To replace lights with same type will cost \$ 650.00 and there is no warranty on the bulb and the fixture has a one year warranty.
- o By choosing the LED lights you will save \$50.05 each month and will recoup the expense.
- o The led bulbs themselves will last up to 10 years creating more savings by not having to replace bulbs.

TOTAL: \$ 4,250.00

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State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF LED LIGHT CONTRACT

TERMS AND CONDITIONS

Submitted To: Greyhawk Landing West

Date: October 26, 2025

We hereby submit specifications and estimate for replacing pool lights. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

1. Payment schedule as follows:

50% will be billed 90 days prior to job commencement. \$ 2,125.00

50% due within 7 days of completion \$ 2,125.00

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process. Failure to make timely progress payments could result in delays of the project.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.

6. Projects won't begin without a deposit received 60 days prior to the start date.

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____

Date _____

NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials.

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State of Florida Pool Contractor, License # CPC1457968

Construction Specifications for Commercial Pool Resurfacing

JOBSITE

- Will remain as clean as possible during construction
- Will remain locked and secured at all times with no access to area while under construction
- Caution tape and signs will be posted at gates or points of entry
- Safety of workers and people close to the work area will remain the highest concern
- Inspections of any work should be done with the job supervisor present

MATERIALS

- Materials may be stored on jobsite in a neat and orderly manner
- All materials will be used in strict accordance with manufacturer specifications

PREPARATION

- All pool equipment and pool lights will be turned off
- Pool will sit for 24-hour Static Water Test
- Pool will be drained with submersible pumps to storm drains or other specified area
- The hydrostatic plug will be removed, and precautions taken to control ground water
- Temporary pumps may be installed to control ground water
- Pool surface will be checked for stability and sounded for any loose or delaminated pool finish
- All returns will be cut back or replaced if necessary to allow for new pool finish and to ensure a new seal around them
- Install new floor inlets with diffusers and cover plates to diffuse return water into water column. Minimizes staining on pool surface
- If no new tile is being set, existing tile will be undercut for proper seal of the pool finish
- Pool light fixtures will be removed, and niches internally inspected for proper sealing
- Light niches will be cut back for proper seal
- Main drain "Pot" will also be inspected for proper sealing around pipe (s)
- Ladders and grab rails will be removed if possible and anchors inspected
- Step tiles will be replaced
- Skimmers will be cut back for proper seal, if applicable
- Gutter grates and frames will be removed and replaced with new frames
- Pipes in gutter fittings will be raised if necessary and sealed
- Entire pool finish will be acid etched with hydrochloric acid
- The acid will also etch marcite to open pores and remove impurities.
- Pool surface may be bleach washed and degreased with tri-sodium phosphate if necessary
- Pool surface will be pressure washed at 3500 psi

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(Continued) Construction Specifications

INSTALLATION

- Pool surface will be bond coated with an SGM Bondcoat
- New pool surface will be applied at a minimum of 3/8" to 1/2" thickness
- Minimal accelerants will be used
- Pool surface will be mixed according to manufacturer directions
- Pool surface will be troweled into any voids created by cutback and packed to make seal
- Pool surface will be worked to a smooth finish
- Pool surface to be pneumatically applied
- A new VGB compliant main drain frame and grate will be installed
- Pool finish in gutters will be level and flush with grates
- Hydrazzo will be exposed and polished with a diamond pad.
- After installation is complete pool fill will start

TILE

- Existing tile will be removed if necessary or tile will be deglazed and cleaned for acceptance of new tile
- Tile on lip of gutter will be set to releve pool according to the Florida Building Code requirements
- Tile will be set with polymer-modified thinset approved for underwater applications
- Tile will be grouted with polymer-modified grout approved for pool tile
- All pool tiles will be pool grade
- Code required depth markers would be set in tile line
- Tile at gutters will be set for a 2" drop from front to back of gutters

PERFORM POOL SURFACE START-UP (Per Manufacturer Start-up procedure)

- Pool equipment will be restarted
- The addition of a metal sequestrant will be added to pool
- Pool water chemistry will be completely balanced including Chlorine, PH, Total Alkalinity, Calcium Hardness and Cyanuric Acid

STRUCTURAL PROBLEMS AFTER DRAIN

Structural problems such as cracks in the pool shell or unstable substrate may require additional work and cost. This is an unforeseen problem. The Pool Works will make the customer aware of the problem and additional costs as soon as the pool has been drained and inspected.



State of Florida Pool Contractor, License # CPC1457968

Recent Resurface References

Bahia Del Mar I 6365 Bahia Del Mar Blvd Resource Property Management/Leah Tessler	St. Pete 727-864-0004	33715
Bahia Del Mar 5 6021 Bahia Del Mar Circle Resource Property Management/Tracy Sander	St. Pete 727-864-0004	33715
Bahia Del Mar 6 6350 Bahia Del Mar Circle Resource Property Management/Linda Kiser	St. Pete 727-864-0004	33715
Bahia Vista I 5801 Bahia Del Mar Circle Resource Property Management/Linda Kiser	St. Pete 727-864-0004	33715
Bay Island Ambassador Spa 7300 Sun Island Dr Property Manager/Joyce	S. Pasadena 727-360-2751	33707
Belle Biltmore Villas Oaks 150 Bellview Blvd Progressive Management	Belleair 727-773-9542	33756
Bonaventure Condo 3023 Bonaventure Cir Progressive Management/Simone	Palm Harbor 727-773-9542	34684
Casa Del Mar 5 6276 Sun Blvd. Resource Property Management/Vance Poland	St. Pete 727-864-0004	33715
Cedar Hollow Townhomes Cedar Hollow Lane Jim Nobles Management/Sheron Nichols	Tampa 727-441-14514	33618
Clearwater Yacht Club 803 Bayway Blvd Jack	Clearwater Beach 727-447-5135	33767
Coachman Creek 2625 SR 590 Clara Schultz, Manager	Clearwater 727-797-9701	33759
Country Club Condominium 1200 Country Club Dr. Community Management Concepts, Patricia England	Largo 727-364-4690	33771
Cypress Cove Townhomes 6249 W. Linebaugh Ave Management & Associates/ Joan Fissella	Tampa 813-433-2000	33625

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Recent Resurface References (Continued)

East Lake Woodlands Condo 5 101 Lakeview Place Rick/Maintenance	Oldsmar 727-773-6902	34667
Edgewater Arms Condo 622 Edgewater Dr Progressive Management/Bob	Dunedin 727-733-1896	34698
Forest Wood 8234 Long branch Drive Creative Property Management/ Marney	Port Richey 727-478-4917	34668
Franklin Square East 1480 Brier Ct Calibre Management/Ray	Palm Harbor 727-796-1996	34683
Glen Eagles Condominium 2600 Cypress Pond Road Citadel Property Management/Jim Ranalo	Palm Harbor 727-938-7730	34683
Glen Ellen MHP 2882 Gulf to Bay Blvd ELS Properties Mike Bowering	Clearwater 727-797-5432	33759
Golden Gate MHP Spa 8201 40 th Street North Robert	Pinellas Park 727-577-9205	33781
Heritage Isles Golf & Country Club 10630 Plantation Bay Dr. John Browne/Manager	Tampa 813-907-7388	33647
Highland Lakes HOA 3300 MacGregor Drive Carl/Maintenance Director	Palm Harbor 727-643-4125	34684
Hillcrest Mobile Home Park 2346 Druid Road Park Manager, Mike	Clearwater 727-535-7906	33764
Imperial Pines 3074 Eastland Blvd Progressive Management/Curt Young	Clearwater 727-773-9542	33756
Mariner Village 1531 Klosterman Road Progressive Property Management/Linda	Tarpon Springs 727-773-9542	34689
Palma Del Mar 2 6218 Palma Del Mar Blvd Qualified Property Management/Tracey	St. Petersburg 727-869-9700	33715

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Recent Resurface References (Continued)

Palma Del Mar 3 6268 Palma Del Mar Blvd Tom Counihan/Board President	St. Petersburg 727-865-0192	33715
Palma Del Mar 4 6322 Palma Del Mar Blvd Del-Mar Property Services/Randy Miller	St. Petersburg 727-656-3791	33715
Palma Del Mar 5 6218 Palma Del Mar Blvd Qualified Property Management/Lydia Mascato	St. Petersburg 727-869-9700	33715
Penthouse Groves 1655 South Highland Ave Progressive Property Management/Tom Reardon	Clearwater 727-773-9542	33756
Philippe Bay Townhomes 2020 Philippe Parkway Resource Property Management/Mary Hadnott	Safety Harbor 727-796-5900	34695
Pine Ridge at Sugar Creek 13212 Slash Pine Dr Creative Management/Lisa Remick	Hudson 727-478-4909	34667
Quiet Waters 19931 Gulf Blvd. Minute Men Property Management/Bill Prout	Indian Shores 727-593-3265	33785
Ranchero Village 7100 Ulmerton Road Property Manager/Deborah	Largo 727-536-5573	33771
Royal Palms 400 Lake Ave Peter Sala/ Plant Operations Director	Largo 727-385-2997	33771
Sandal Cove 1001 Bayshore Blvd. Progressive Property Management/ Katherine Ganglhoff	Safety Harbor 727-773-9542	34695
Sarasota County Arlington Complex 2650 Waldemere St. Jose Duque, Pool Maintenance Supervisor	Sarasota 941-315-0155	34239
Sheraton Sand Key 1160 Gulf Blvd Seaway Resorts/John Agliano	Clearwater Beach 727-593-6000	33767
Shipwatch Yacht and Tennis Club CMC Property Management/Clara Carlucci	Largo 727-595-9300	33744

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Recent Resurface References (Continued)

Shore Mariner 18304 Gulf Blvd Manager, Denny	Redington Shores 33708 727-393-8137
Surfside Condominium 11 Idlewild St Jim Nobles Management/Richard Drago	Clearwater Beach 33767 727-441-1454
Sunset Palms 3401 Gandy Blvd Manager, Richard Thomas	Pinellas Park 33781 727-577-0287
Tampa Bay Yacht and Tennis Club General Manager/Scott Fairbairn	Tampa 33611 813-831-8665 ext 225
Tarpon Shores MHP 40274 US Hwy 19 N Manager/ Michael Kostare	Tarpon Springs 34689 727-938-2600
The Childrens Home 10909 Memorial Hwy Charles	Tampa 33615 727-599-5439
Versant Place Apts 1010 Versant Drive Victoria/Manager	Tampa 33511 813-655-1957
Viewpoint on the Bay 55 Rogers Street Tom Vanhooose Board Member	Clearwater 33756 727-812-4317
Westlake Village HOA 810 Village Way Carl/Board Member	Palm Harbor 34683 727-643-4125
Windsor Club @ Legacy Park 9905 Windsor Club Drive Lacey Haker/Manager	Riverview 33578 813-246-4334



State of Florida Pool Contractor, License # CPC1457968



Approved Applicator

This certificate certifies that

The Pool Works of Florida

*has completed the Hydrazzo® Polished Marble
Approved Applicator Training Program
and is authorized to offer a 10-year limited warranty*

Signature 
Tim Wills, National Sales Coordinator

Date: 9/26/14



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State of Florida Pool Contractor, License # CPC1457968

April 12, 2021



AQUAVATIONS

Dear Mr. Ball,

*The Pool Works of Florida
9191 130th Avenue N.
Largo, FL 33773*

As one of our original and largest certified Hydrazzo applicators, you have achieved the Aquavations 25-year award. With your professional craftsmanship, attention to detail and loyal dedication, you may now offer the highest designation of the Hydrazzo extended warranty. This is awarded to a very select group and is a testament to your superior knowledge of the Hydrazzo product, and the application therein.

This achievement comes with years of conscientious product application, unparalleled customer service, and pool owner training of Sound Technical Practices for start-up and maintenance. Our records reflect that Pool Works of Florida has never had a customer complaint or material claim in the past 25 years. This recognition is the highest compliment and designation offered by Aquavations Corp. It is with great pride that we provide this designation to Pool Works of Florida.

Regards,

Blaine Johnson
National Sales Manager
CL Industries/Aquavations

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State of Florida Pool Contractor, License # CPC1457968



Pool/Spa Finish Warranty



Aquavations Corporation provides a 10 Year Limited Warranty for Hydrazzo pool/spa finishes.

Aquavations Corp. is a worldwide leader in advanced, pre-blended exposed aggregate coating systems for the modern swimming pool. Our mission is to develop dependable, pre-blended pool plaster systems using basic and advanced technology from years of experience and hands-on applications. We have developed new and improved products, superior to any other, utilizing the earth's finest raw materials. A combined 40 years of work in the industry has produced pool surface technology unrivaled in appearance and durability.

This is exclusive for The Pool Works and its customers!



The Pool Works of Florida, have achieved a 25 Year Award for Craftsmanship and Loyal Dedication from Aquavations Corp. allowing us to offer the highest designation of the Hydrazzo Extended Warranty.

We provide an additional 10 Year Extended Limited Warranty, which warrants the same coverage as the initial 10 Year Limited Warranty.

Combined, this gives our customers a 20 Year Limited Warranty. If we are awarded the contract for your project, we will provide the extended warranty of 10 years to cover your Hydrazzo pool finish.

We at The Pool Works of Florida, Inc. will always provide the best craftsmanship and quality for every project we are awarded.

Donald Ball

Donald Ball, President

The Pool Works of Florida, Inc.
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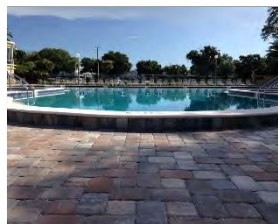


5 Year Workmanship Warranty

The Pool Works of Florida warrants its installation of all materials utilized in all of its construction/renovation projects. The intent of the warranty is to give assurance that all workmanship is completed in accordance with manufactures' specifications and installation guidelines. This warranty is for a period of (5) five years after completion of project.

This warranty excludes damage caused by structural failure, physical abuse and/or improper maintenance.

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commercial construction

For nearly two decades we have developed a commercial portfolio with a wide range of solutions for new construction projects. We partner with manufacturers that share the same philosophy of supplying the best product and standing behind it.

Pools, Spas, Decks, Filtration Systems, Heating Solutions, Pavers, Splash Pads, Water Features, Custom-Cast Coping, Equipment Paks

renovation

With a full line of renovation services, we'll review the status of your commercial environment and explore the options. Whether a simple renovation or scalable upgrades, we'll discuss changes to ensure compliance according to the Florida Administrative Codes.

- Pool & Spa Resurfacing, Equipment Upgrades, Tile Replacement
- Ladders, Handrails, Main Drain Grates Pavers, Equipment Paks
- Deck Resurfacing, Paver Installations
- Custom-Cast Coping, Water Features, Splash Pads
- Heating Solutions, Salt Chlorination Systems
- LED Lighting Solutions, Health Department Code Upgrades

pool & spa finishes

With nearly twenty years of hands on industry experience, we can say that we work with the best manufacturer of commercial pool and spa finishes. We have been a partner with CL Industries for nearly 17 years. Their finishes come with a 10 year warranty, however due to our expertise they allow us to offer an exclusive Extended 10 Year Warranty.

Hydrazzo Pool & Spa Finishes

A silky smooth texture, combined with the proven durability of exposed aggregates.



repairs

The Pool Works has experienced teams prepared to address a wide range of challenges that may occur throughout the life of your commercial environment.

- Pool & Spa Pumps, Equipment Paks
- Heaters (Electric, Natural Gas, Propane, Solar)
- Filtration Systems, Salt Systems, Chlorinators, Plumbing, Leak Detection & Repair, Stain Removal, Pool & Spa Lighting, Pressure Testing inspections, Tile, Coping, Pavers, Deck Surfaces
- Repairs as a result of a Health Department Inspection

service

Pools and Spas are complex and technical structures. If you add in the moving water, chemicals and swimmers using the facilities it takes its toll. A well planned maintenance program and procedures will extend the life of your pool, spa and deck.

- Pool, Spa, Equipment, Deck Evaluations, Equipment Maintenance
- Restoring Proper Paver Elevations, Deck Repair and Sealing, Coping and Tile Repair
- Paver Cleaning and Sealing, Health Department Inspection Report Review, Consultation Services

energy efficient solutions

We offer award winning products by industry innovators and leaders that are energy efficient, eco-friendly – saving you a lot of money.

- **Variable Speed Pumps** Save up to 90%
- **LED Pool & Spa Lighting** reduces energy consumption up to 89%.
- **Heating** - Air Source Heat Pumps can save you up to 75%.
- **Salt Systems** save you 75-80% over standard chlorine solutions.



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We'll match a competitor's price on any exact project scope.



State of Florida Pool Contractor, License # CPC1457968

Commercial Pool Furniture

Servicing Greater Tampa Bay's Commercial Properties



The Pool Works is your one-stop resource for commercial pool furniture. We represent the leading American manufacturers in the industry. This brings diversity in design and style, while delivering on quality and performance.

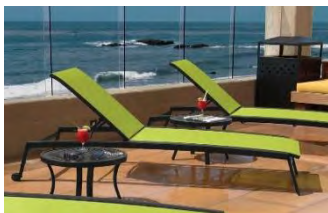
Whether you are looking for something simple or resort-style elements, we have it all. Our prices can't be beat...let us quote your next project!

Commercial Pool Furniture and Umbrellas

We are proud to represent the leading manufacturers of commercial pool furniture in the industry. Our pricing is so competitive, we aren't allowed to advertise it. Contact us for a quote or request an On-Site Consultation and experience incredible savings versus retail shopping!

Call Dawn Shanley 727.938.8389

Email Requests: dshanley@thepoolworks.com



Furniture Refurbishment Services

If your frames are still in great shape and it's simply time to re-strap, re-sling or replace cushions... We can refurbish any manufacturers chairs, chaise, ottomans and tables with a great selection of powder coating colors, fabrics and vinyl. We deliver, unpack, assemble & set up.

- Re-Sling
- Re-Strap
- Powder Coat
- Replacement Cushions

Set up an appointment at our place or yours.

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Tab 8



Quarterly Compliance Audit Report

GreyHawk Landing

Date: October 2025 - 3rd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

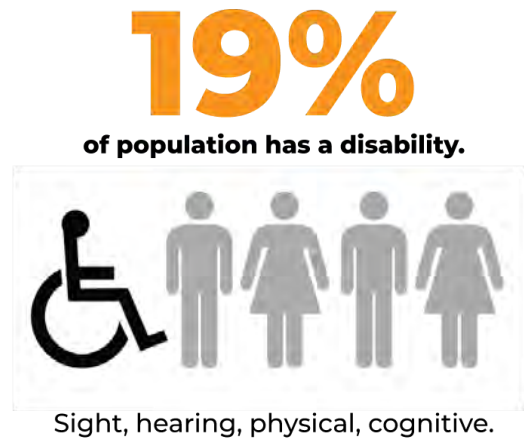
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 9



GHL EVENTS GROUP

2026 Calendar of Events

Date	Event	GHL Events Group Leads
February 7, 2026	Bloodmobile	Natalie
February 21, 2026	Self-Defense	Natalie
March 7, 2026	Speak Easy – Adults Only	All
March 28, 2026	Easter Egg Hunt	Lindsey/All
May 3, 2026	Kids Fishing Tournament	Lindsey
May 24, 2026	Memorial Day Party	All
July 4, 2026	Kids 4 th of July Parade	Lindsey
August 2026	Bloodmobile	Natalie
September 12, 2026	Justin Matthews Event	Lindsey
October 3, 2026	Oktoberfest	All
October 24, 2026	Trunk or Treat	All
November 21, 2026	Christmas in Greyhawk	Natalie/All

Approved: _____
 Name Date

Please contact Natalie with any questions or concerns.
 847.404.0870
 natalieghlevents@gmail.com



Tab 10

RESOLUTION 2026-01

**A RESOLUTION AMENDING THE
GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET FOR FISCAL YEAR 2024-2025**

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Greyhawk Landing Community Development District, hereinafter referred to as the “District”, adopted a General Fund Budget for Fiscal Year 2024-2025; and

WHEREAS, the Board desires to reallocate funds budgeted and to re-appropriate Revenues and Expenses approved during the Fiscal Year; and

WHEREAS, after a duly noticed meeting of the Board and receipt of public input, if any;

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

1. The General Fund Budget for Fiscal Year 2024-2025 is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 20th day of November, 2025.

ATTEST:

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

Secretary/Assistant Secretary

Jim Hengel
Chairman



Rizzetta & Company

Greyhawk Landing Community Development District

www.greyhawkcdd.org

Amended Budget Fiscal Year 2024/2025

Amended Budget
GreyHawk Landing Community Development District
General Fund
Fiscal Year 2024/2025

Chart of Accounts Classification	Budget for 2024/2025	Amended Budget
REVENUES		
Interest Earnings		
Interest Earnings	\$ -	\$ -
Special Assessments		
Tax Roll	\$ 1,989,099	\$ 1,989,099
Other Miscellaneous Revenues		
Balance Forward from Prior Year	\$ -	\$ 150,000
TOTAL REVENUES	\$ 1,989,099	\$ 2,139,099
EXPENDITURES - ADMINISTRATIVE		
Legislative		
Supervisor Fees	\$ 9,600	\$ 9,600
Financial & Administrative		
Administrative Services	\$ 4,867	\$ 4,867
District Management	\$ 24,336	\$ 24,336
District Engineer	\$ 40,000	\$ 40,000
Disclosure Report	\$ 1,000	\$ 1,000
Trustees Fees	\$ 11,530	\$ 11,530
Assessment Roll	\$ 5,408	\$ 5,408
Financial & Revenue Collections	\$ 4,326	\$ 4,326
Accounting Services	\$ 20,550	\$ 20,550
Auditing Services	\$ 3,650	\$ 3,650
Bank Fees	\$ 451	\$ 451
Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000
Miscellaneous Mailings	\$ 1,000	\$ 1,000
Public Officials Liability Insurance	\$ 3,804	\$ 3,804
Legal Advertising	\$ 2,300	\$ 2,300
Dues, Licenses & Fees	\$ 175	\$ 175
Website Hosting, Maintenance, Backup (and Email)	\$ 4,418	\$ 4,418
Legal Counsel		
District Counsel	\$ 42,312	\$ 42,312
Administrative Subtotal	\$ 180,726	\$ 180,727
EXPENDITURES - FIELD OPERATIONS		
Security Operations		
Security Services and Patrols	\$ 337,052	\$ 337,052
FHP Patrol	\$ 35,000	\$ 35,000
Guard & Gate Facility Maintenance	\$ 10,000	\$ 10,000
Security Camera Maintenance	\$ 6,100	\$ 6,100
Security Monitoring Services	\$ 7,640	\$ 7,640
Electric Utility Services		
Utility - Recreation Facilities	\$ 58,000	\$ 58,000
Utility Services	\$ 32,000	\$ 32,000
Street Lights	\$ 12,000	\$ 12,000
Gas Utility Services		
Utility Services	\$ 210	\$ 210
Garbage/Solid Waste Control Services		
Garbage - Recreation Facility	\$ 12,200	\$ 12,200
Water-Sewer Combination Services		
Utility Services	\$ 22,000	\$ 22,000
Stormwater Control		
Aquatic Maintenance	\$ 49,747	\$ 49,747
Wetland Monitoring & Maintenance	\$ 13,312	\$ 13,312
Lake/Pond Bank Maintenance	\$ 5,000	\$ 5,000
Midge Fly Treatments	\$ 10,000	\$ 10,000
Fountain Service Repairs & Maintenance	\$ 4,500	\$ 4,500
Aquatic Plant Replacement	\$ 3,000	\$ 3,000
Stormwater System Maintenance	\$ 4,700	\$ 4,700
Maintenace of Invasive Areas	\$ 35,500	\$ 35,500
Other Physical Environment		
Employee - Salaries	\$ 218,665	\$ 218,665
General Liability Insurance/Workers Comp.	\$ 5,084	\$ 5,084
Property Insurance	\$ 31,720	\$ 31,720
Entry & Walls Maintenance	\$ 4,000	\$ 4,000
Landscape Maintenance	\$ 372,000	\$ 372,000
Landscape Inspections	\$ 5,100	\$ 5,100
Irrigation Maintenance	\$ 28,200	\$ 28,200
Tree Trimming Services	\$ 20,000	\$ 20,000
Holiday Decorations	\$ 15,000	\$ 15,000
Annual Mulching	\$ 37,000	\$ 37,000
Fire Ant - Top Choice	\$ 8,000	\$ 8,000
Annuals	\$ 17,500	\$ 17,500
Landscape Replacement	\$ 50,000	\$ 50,000

Amended Budget
GreyHawk Landing Community Development District
General Fund
Fiscal Year 2024/2025

Chart of Accounts Classification	Budget for 2024/2025	Amended Budget
Road & Street Facilities	.	.
Street Light Decorative Light Maintenance	\$ 30,000	\$ 30,000
Gate Facility Maintenance	\$ 12,000	\$ 12,000
Roadway Repair & Maintenance	\$ 2,500	\$ 2,500
Sidewalk Repair & Maintenance/Curb/Gutter Cleaning	\$ 45,000	\$ 45,000
Parking Lot Repair & Maintenance	\$ 1,500	\$ 1,500
Street Sign Repair & Replacement	\$ 5,000	\$ 5,000
Parks & Recreation		
Maintenance & Repairs	\$ 39,500	\$ 39,500
Office Supplies	\$ 4,500	\$ 4,500
Vehicle Maintenance	\$ 3,335	\$ 3,335
Cable Television & Internet	\$ 15,300	\$ 15,300
Pool Repairs	\$ 33,000	\$ 33,000
Clubhouse - Facility Janitorial Service	\$ 11,108	\$ 11,108
Fitness Equipment Maintenance & Repairs	\$ 7,500	\$ 7,500
Pool/Water Park/Fountain Maintenance	\$ 1,000	\$ 1,000
Playground Equipment and Maintenance	\$ 2,000	\$ 2,000
Tennis Court Maintenance & Supplies	\$ 5,000	\$ 5,000
Basketball Court Maintenance & Supplies	\$ 3,000	\$ 3,000
Dock Repairs and Maintenance	\$ 3,000	\$ 3,000
Pest Control & Termite Bond	\$ 1,700	\$ 1,700
Athletic/Park Court/Field Repairs	\$ 5,000	\$ 5,000
Pool Service Contract	\$ 46,200	\$ 46,200
Facility Supplies	\$ 6,000	\$ 6,000
Contingency		
Miscellaneous Contingency	\$ 30,000	\$ 180,000
Capital Projects	\$ 25,000	\$ 25,000
Field Operations Subtotal	\$ 1,808,372	\$ 1,958,372
TOTAL EXPENDITURES	\$ 1,989,099	\$ 2,139,099

Amended Budget
GreyHawk Landing Community Development District
Reserve Fund
Fiscal Year 2024/2025

Chart of Accounts Classification	Budget for 2024/2025
REVENUES	
Special Assessments	
Tax Roll*	\$ 270,000
TOTAL REVENUES	\$ 270,000
EXPENDITURES	
Contingency	
Capital Reserves	\$ 270,000
TOTAL EXPENDITURES	\$ 270,000