



Rizzetta & Company

Greyhawk Landing Community Development District

**Board of Supervisors' Meeting
December 18, 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: 623 625 582#

FINAL AGENDA

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Thursday, December 18, 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 Tab 1
 1. Consideration of Aerators Proposal Tab 2
 - B. Landscape Maintenance and Proposals
 - C. Field Manager Report Tab 3
 - D. District Counsel
 - E. District Engineer
 - F. District Manager Report Tab 4
4. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors
Meeting held on October 23 and November 20, 2025, Tab 5
5. **BUSINESS ITEMS**
 - A. Discussion of 908 Buttercup Glen Fencing Tab 6
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



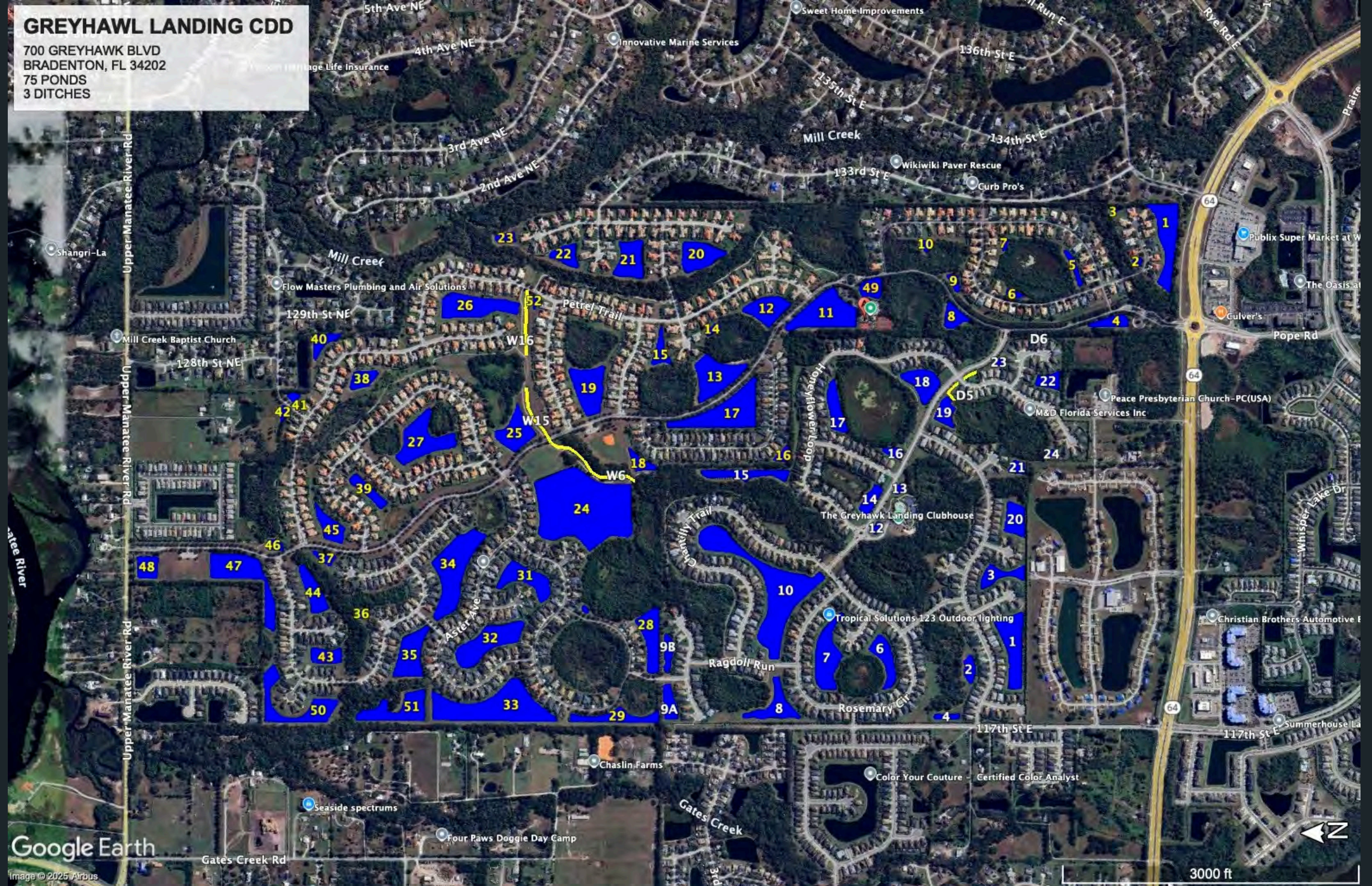
MONTHLY REPORT

DECEMBER, 2025



GREYHAWK LANDING CDD

700 GREYHAWK BLVD
BRADENTON, FL 34202
75 PONDS
3 DITCHES



Prepared for:

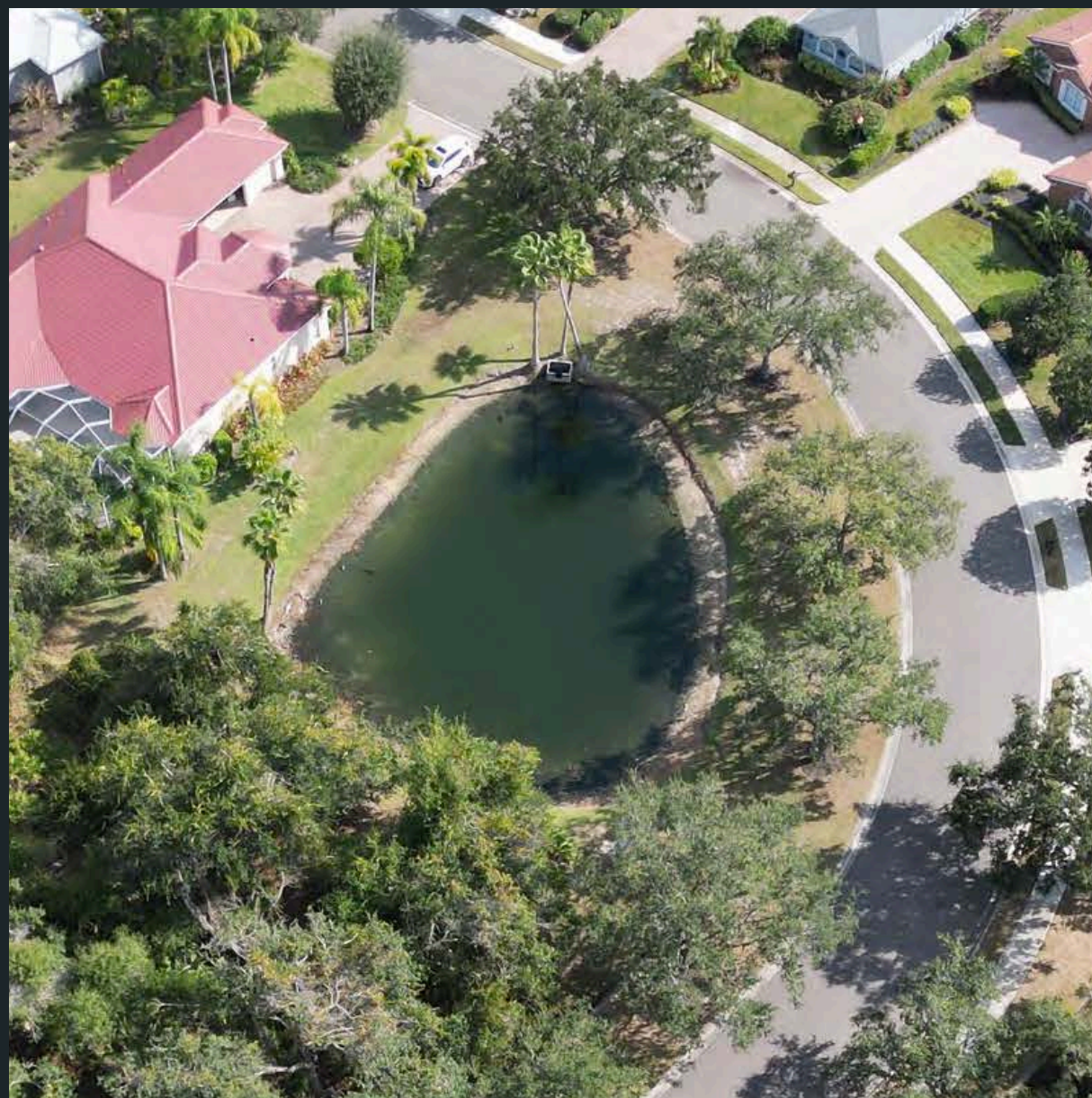
Prepared By: Devon Craig

SUMMARY:

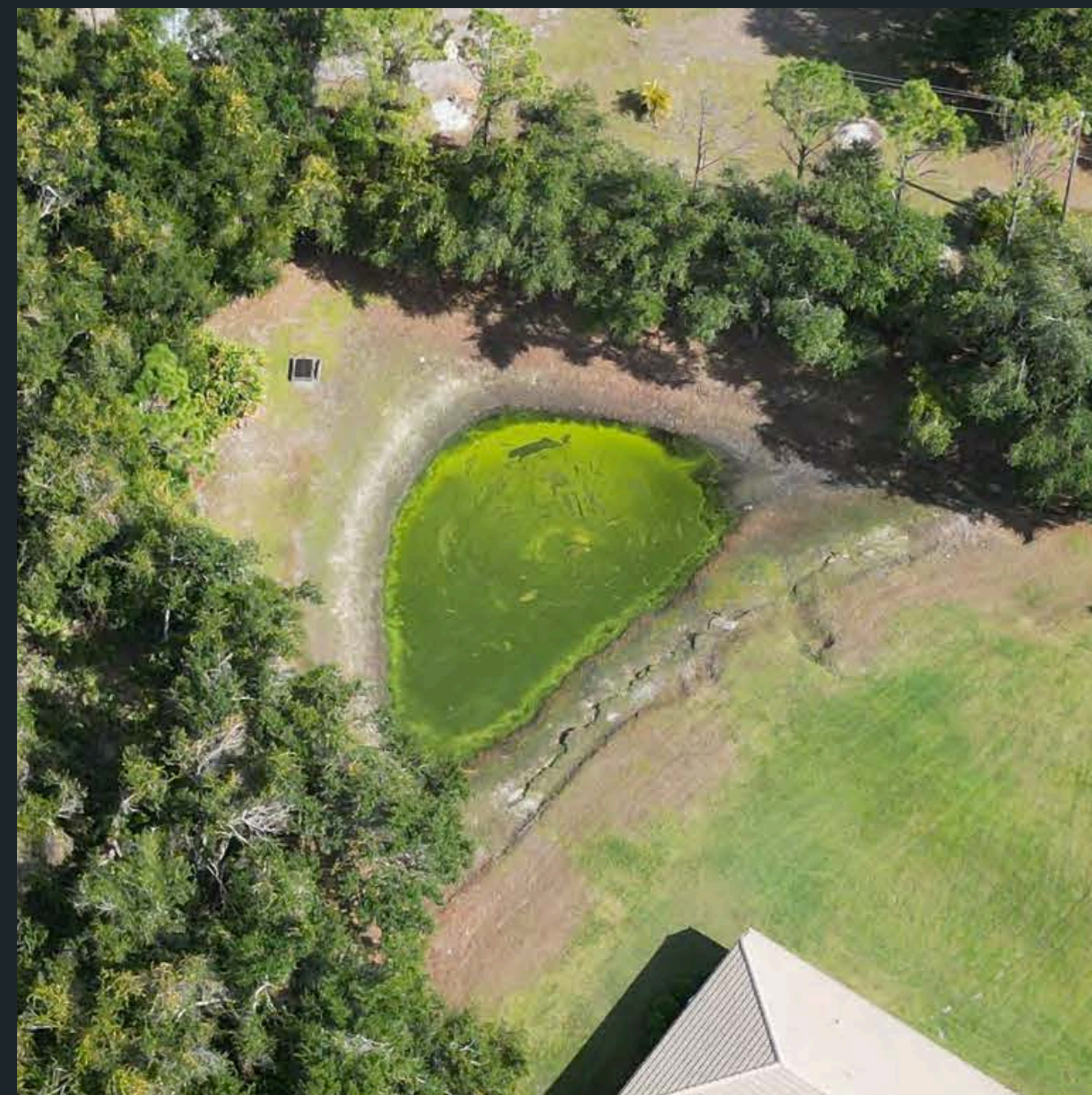
Hope everybody's Turkey was good. Pond temperatures are lowering daily and active growth is reducing as well. Pond treatments will continue to be aggressive during this time as the growth is not dormant. But as we transition into winter the ponds are looking good and are on track for a nice transition into the holiday season. We hope everyone's holidays are great.



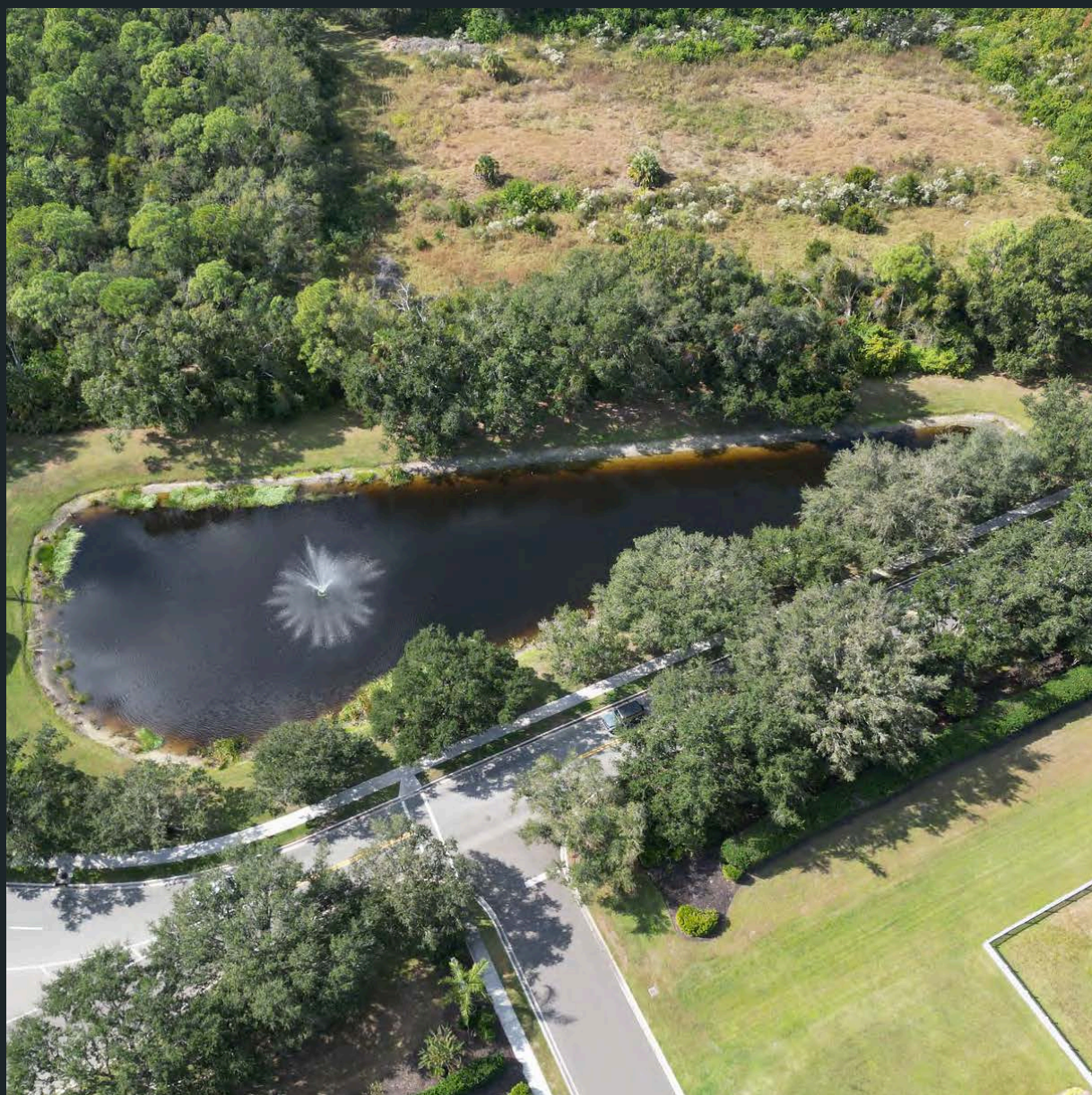
Pond #1 Treated for Algae and Shoreline Vegetation.



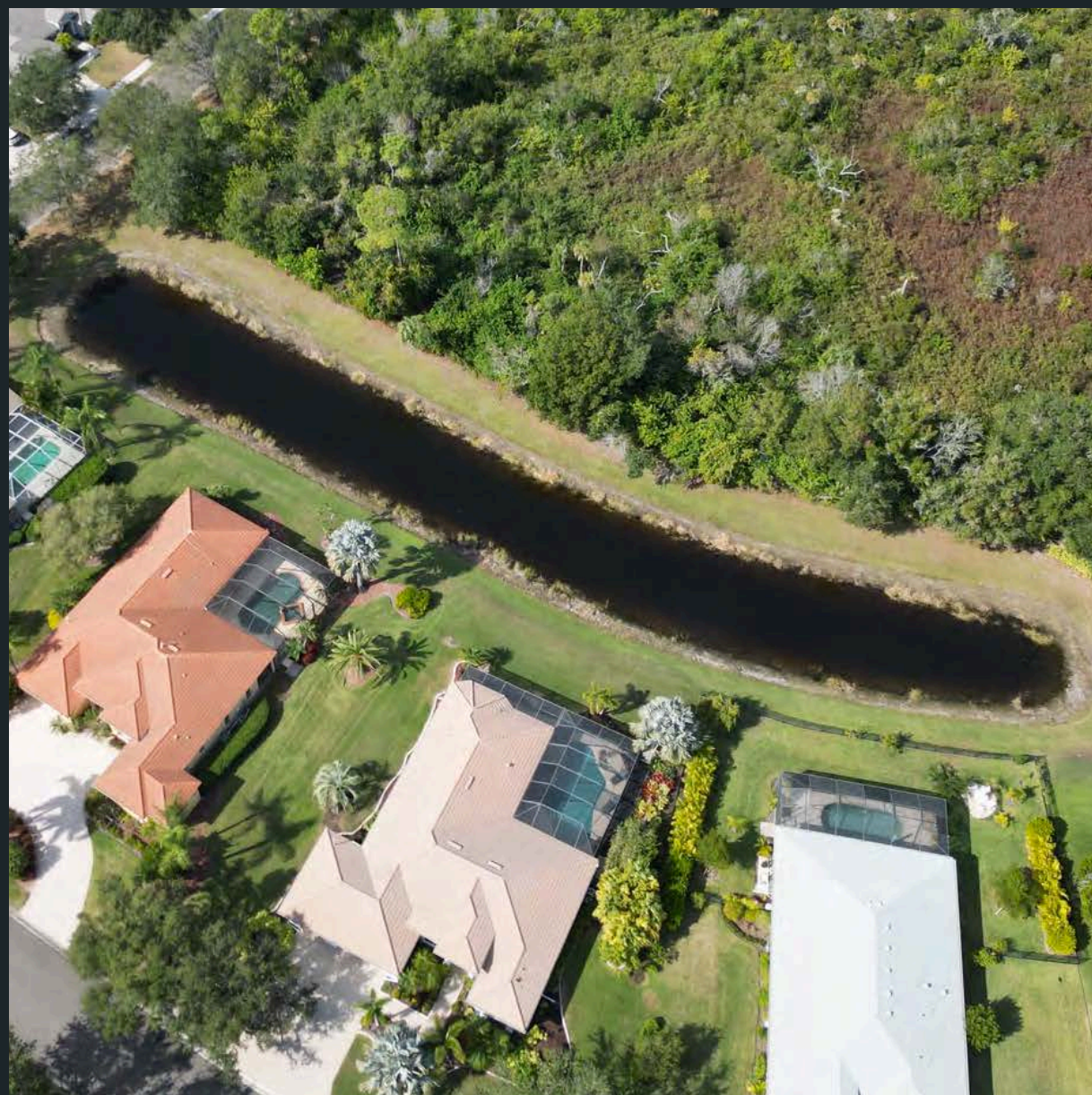
Pond #2 Treated for Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



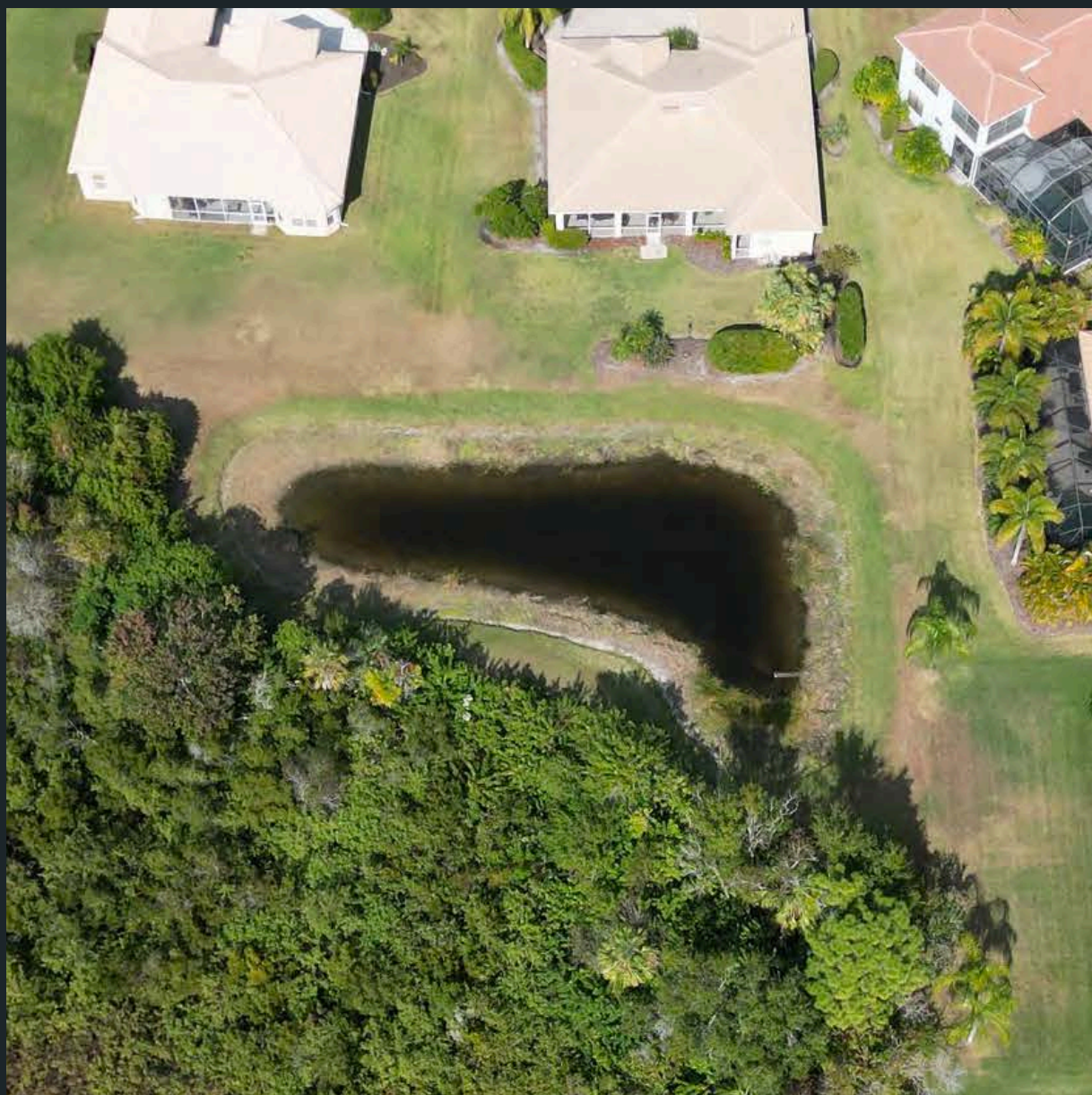
Pond #4 Treated for Shoreline Vegetation.



Pond #5 Treated for Shoreline Vegetation.



Pond #6 Treated for Shoreline Vegetation.



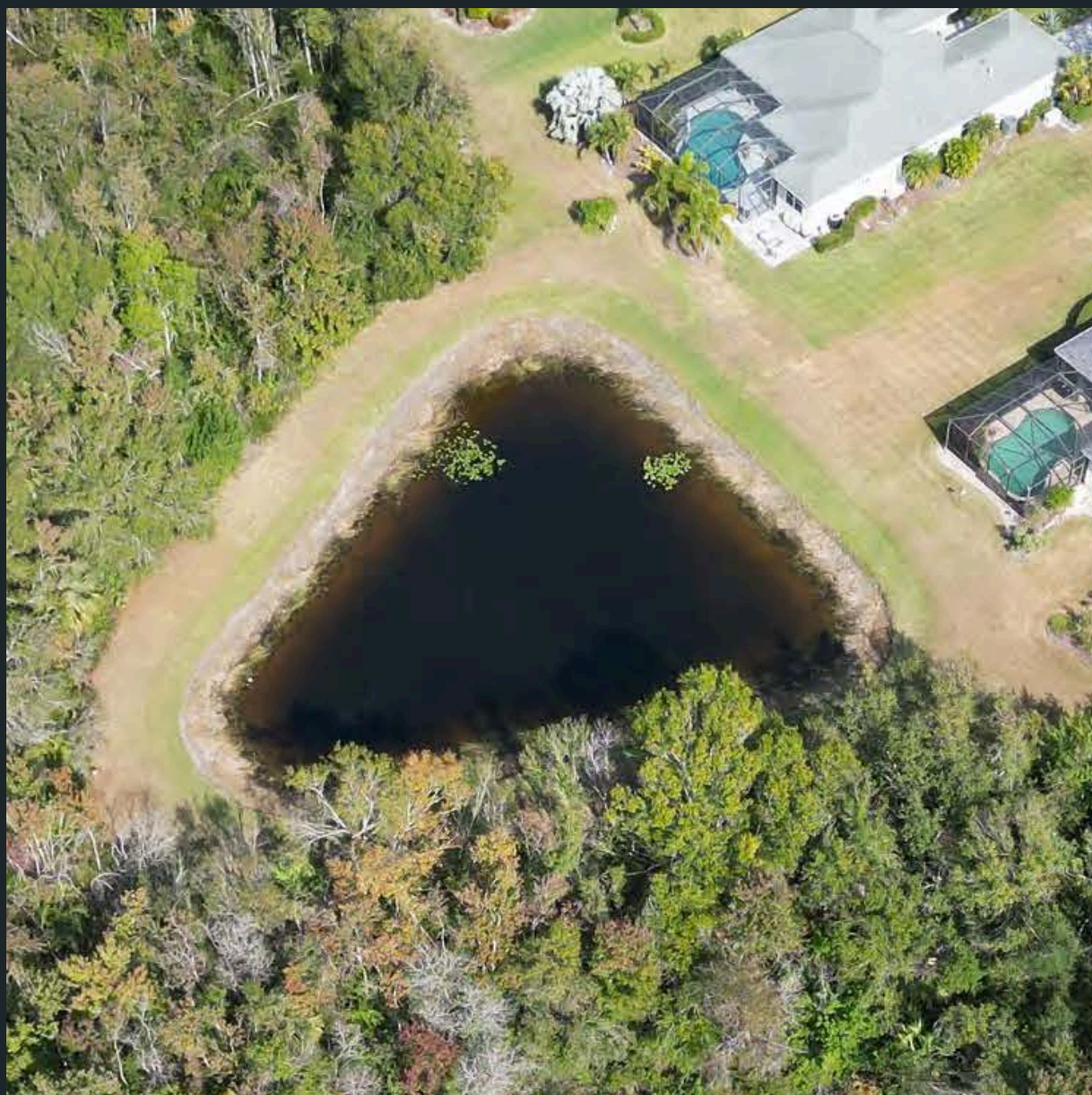
Pond #7 Treated for Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



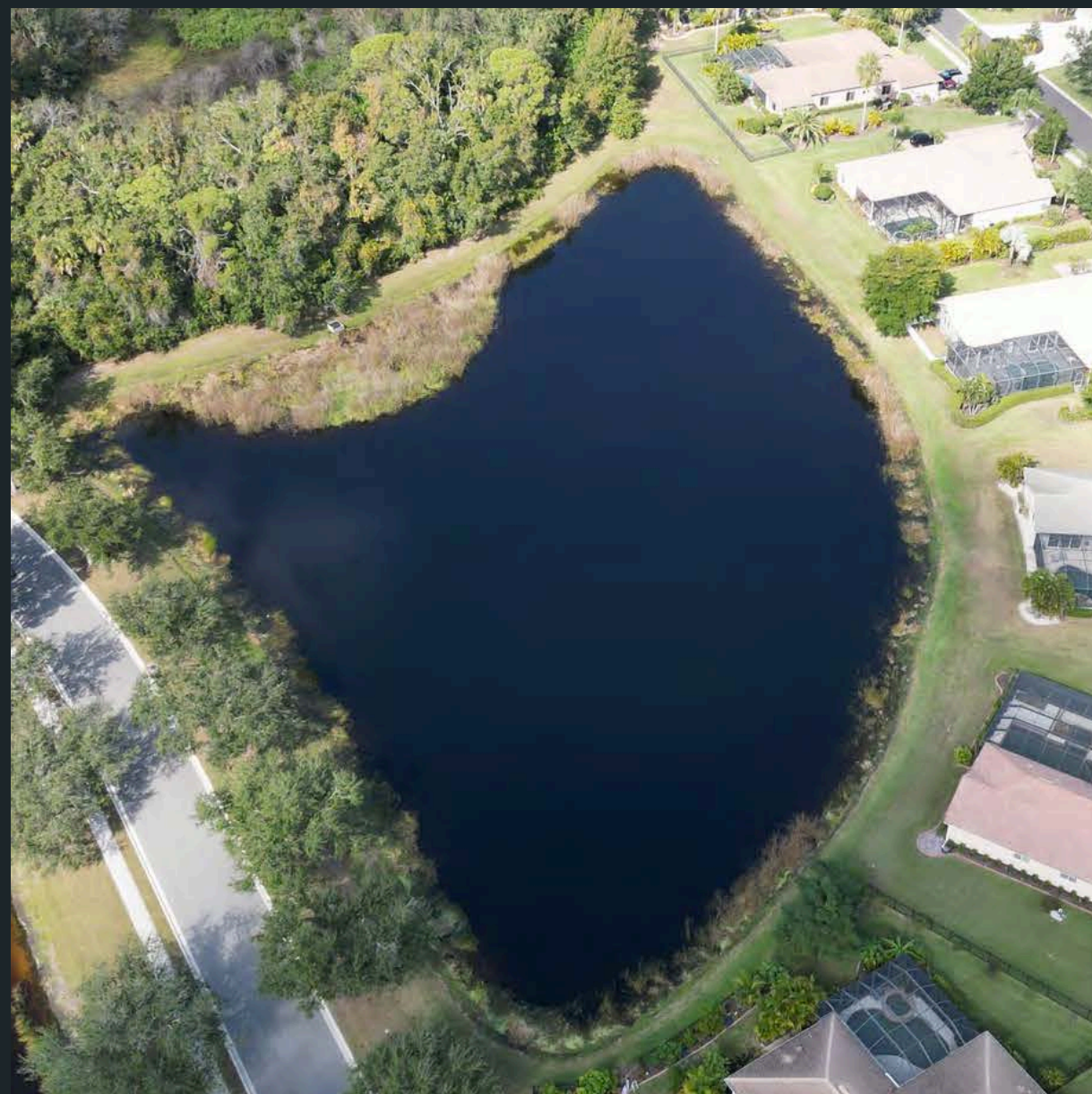
Pond #9 Treated for Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



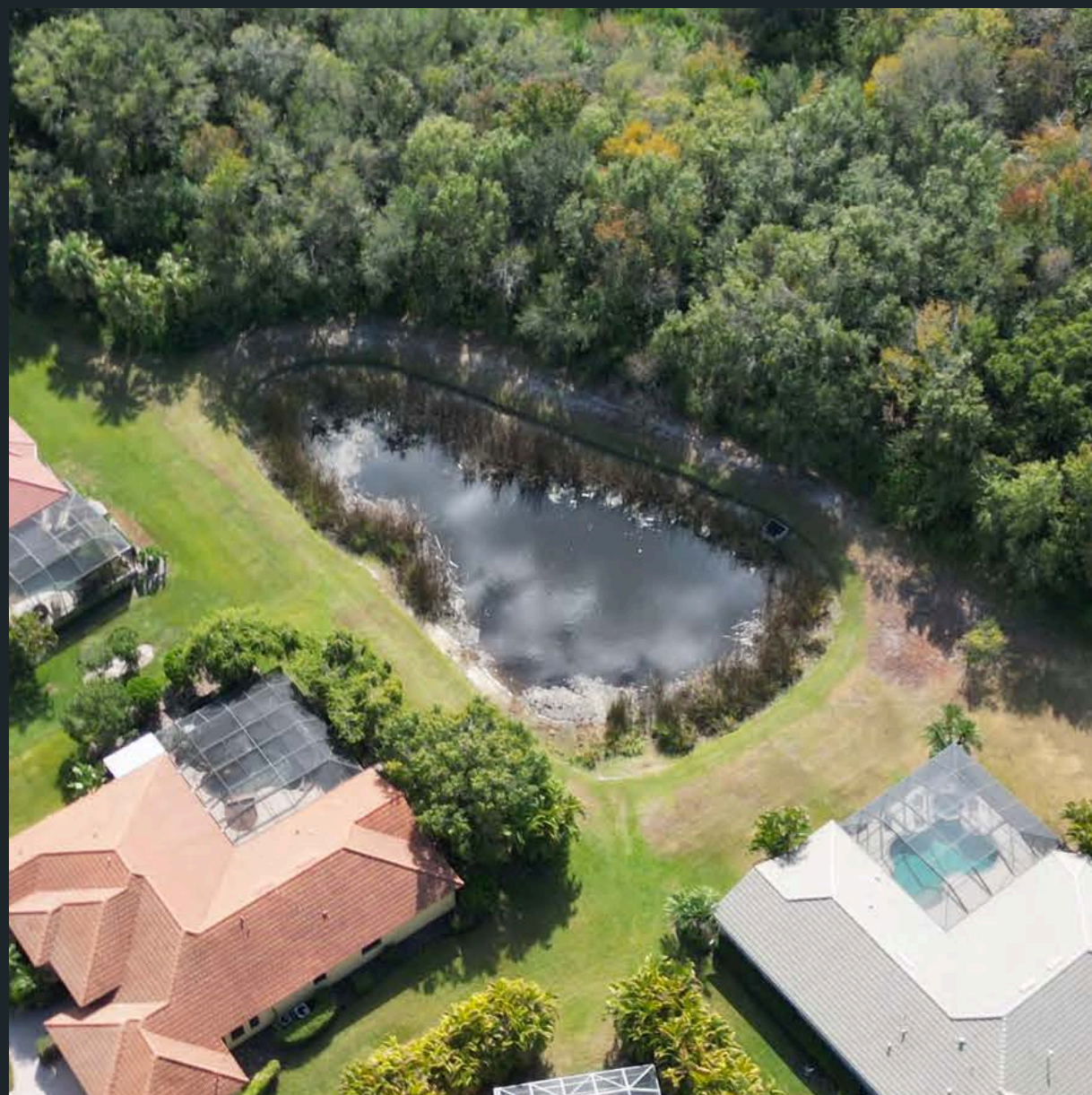
Pond #11 Treated for Shoreline Vegetation.



Pond #12 Treated for Algae and Shoreline Vegetation.



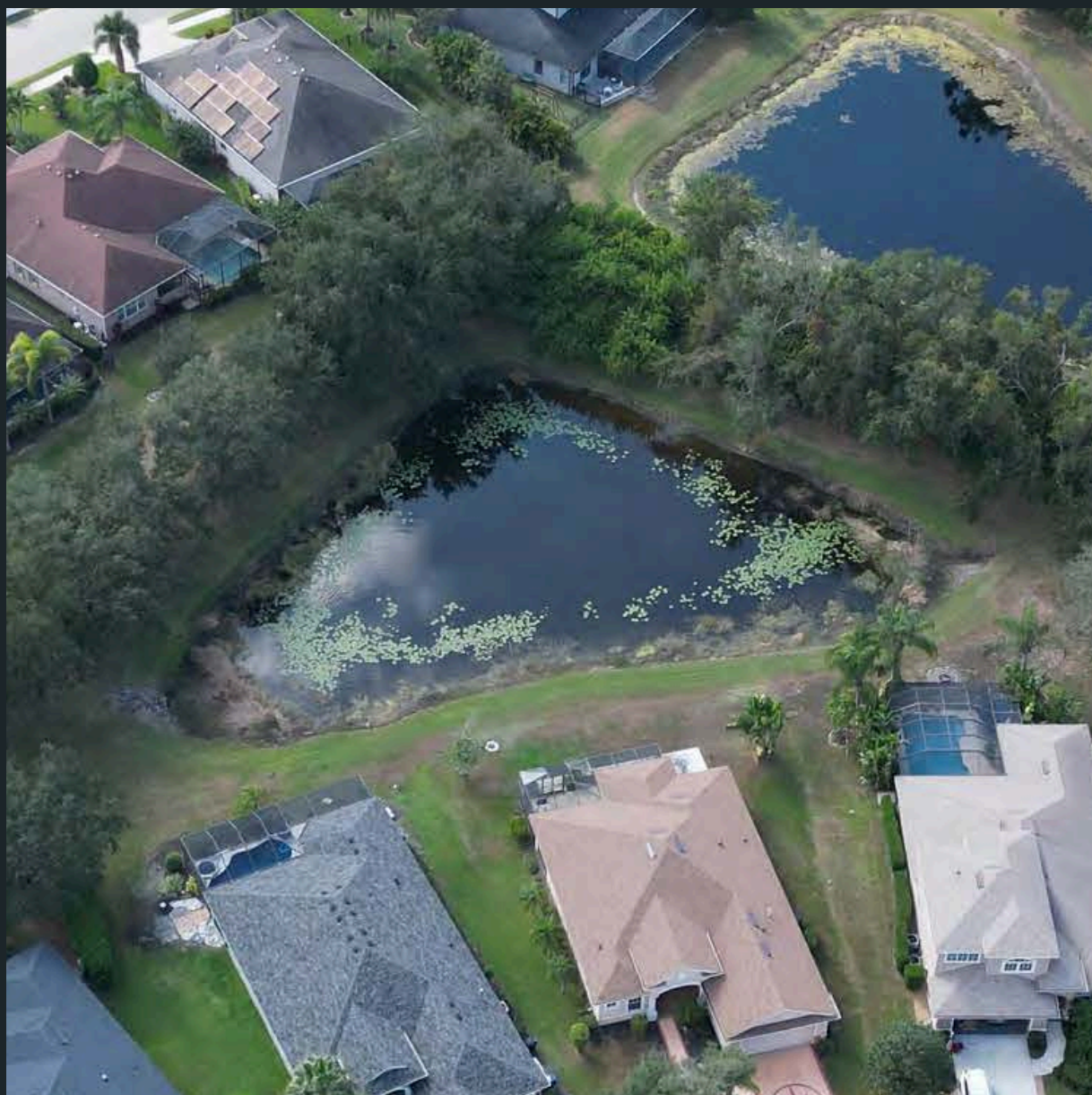
Pond #13 Treated for Algae and Shoreline Vegetation.



Pond #14 Treated for Algae and Shoreline Vegetation.



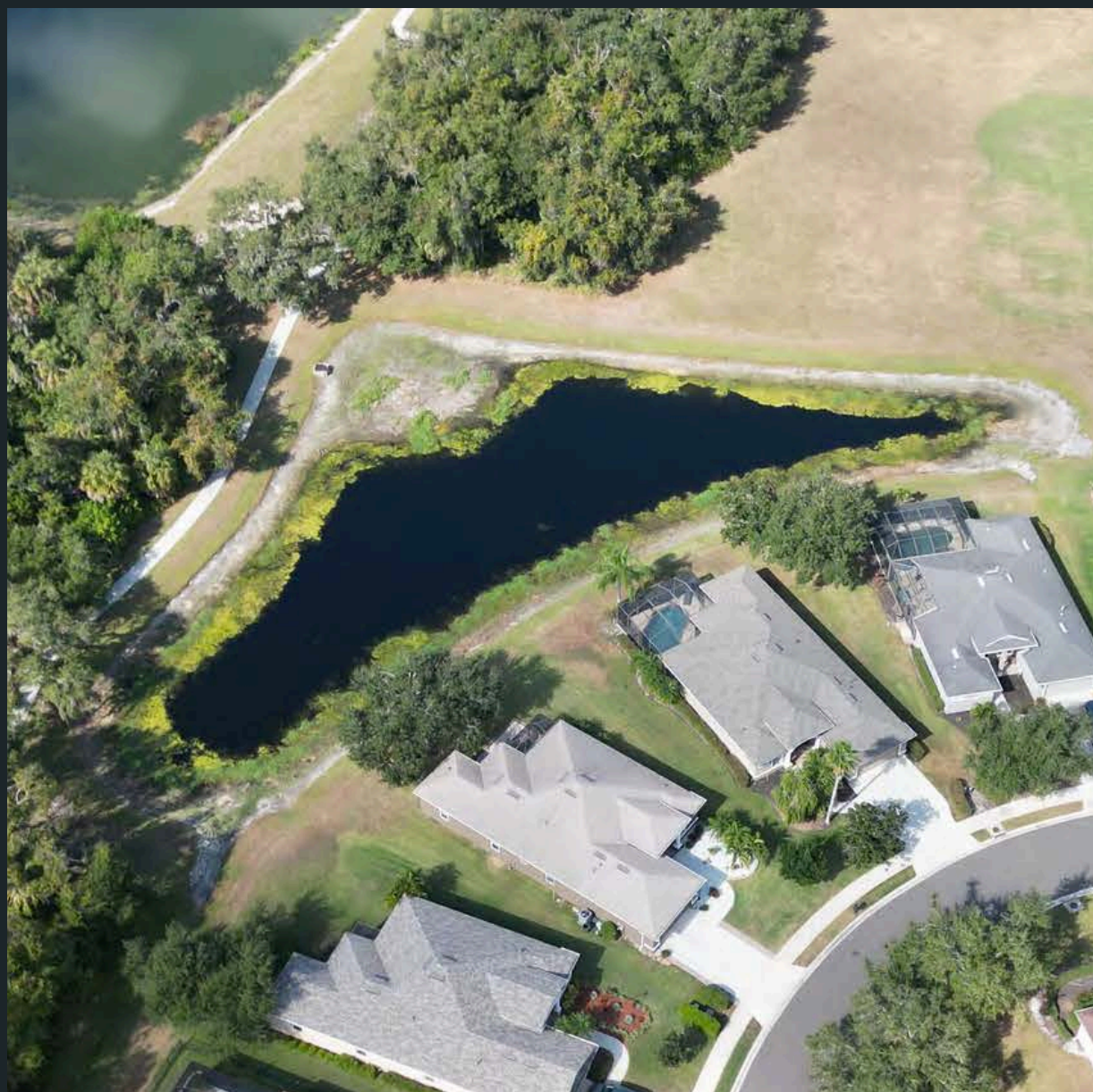
Pond #15 Treated for Algae and Shoreline vegetation.



Pond #16 Treated for Shoreline Vegetation.



Pond #17 Treated for Algae and Shoreline Vegetation.



Pond #18 Treated for Algae and Shoreline Vegetation.



Pond #19 Treated for Algae and Shoreline Vegetation.



Pond #20 Treated for Shoreline Vegetation.



Pond #21 Treated for Shoreline Vegetation.



Pond #22 Treated for Shoreline Vegetation.



Pond #23 Treated for Shoreline Vegetation.



Pond #24 Treated for Shoreline Vegetation.



Pond #25 Treated for Algae and Shoreline Vegetation.



Pond #26 Treated for Algae and Shoreline Vegetation.



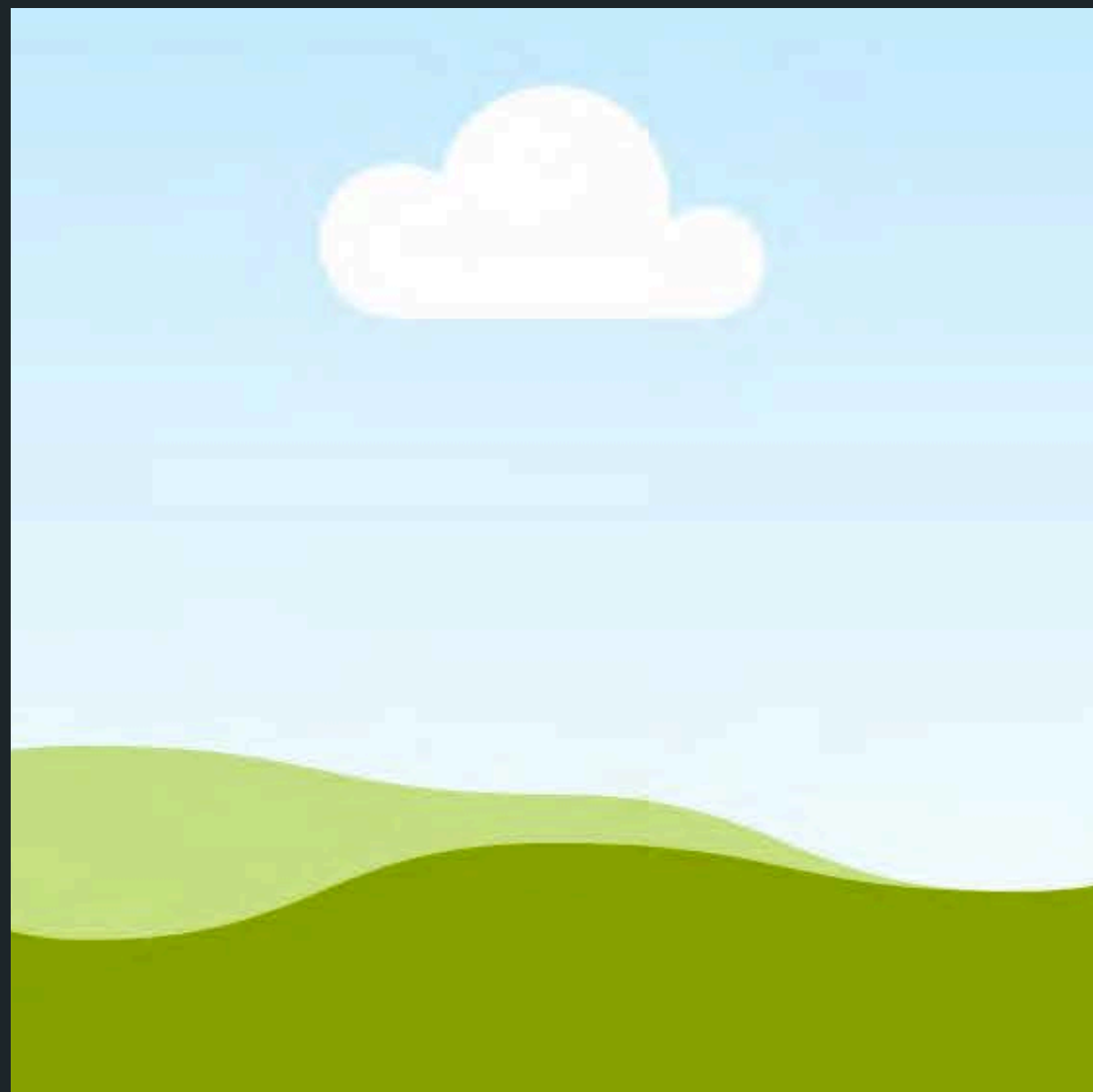
Pond #27 Treated for Shoreline Vegetation.



Pond #28 Treated for Algae and Shoreline Vegetation.



Pond #29 Treated for Algae and Shoreline Vegetation.



Pond #30 N/A



Pond #31 Treated for Algae and Shoreline Vegetation.



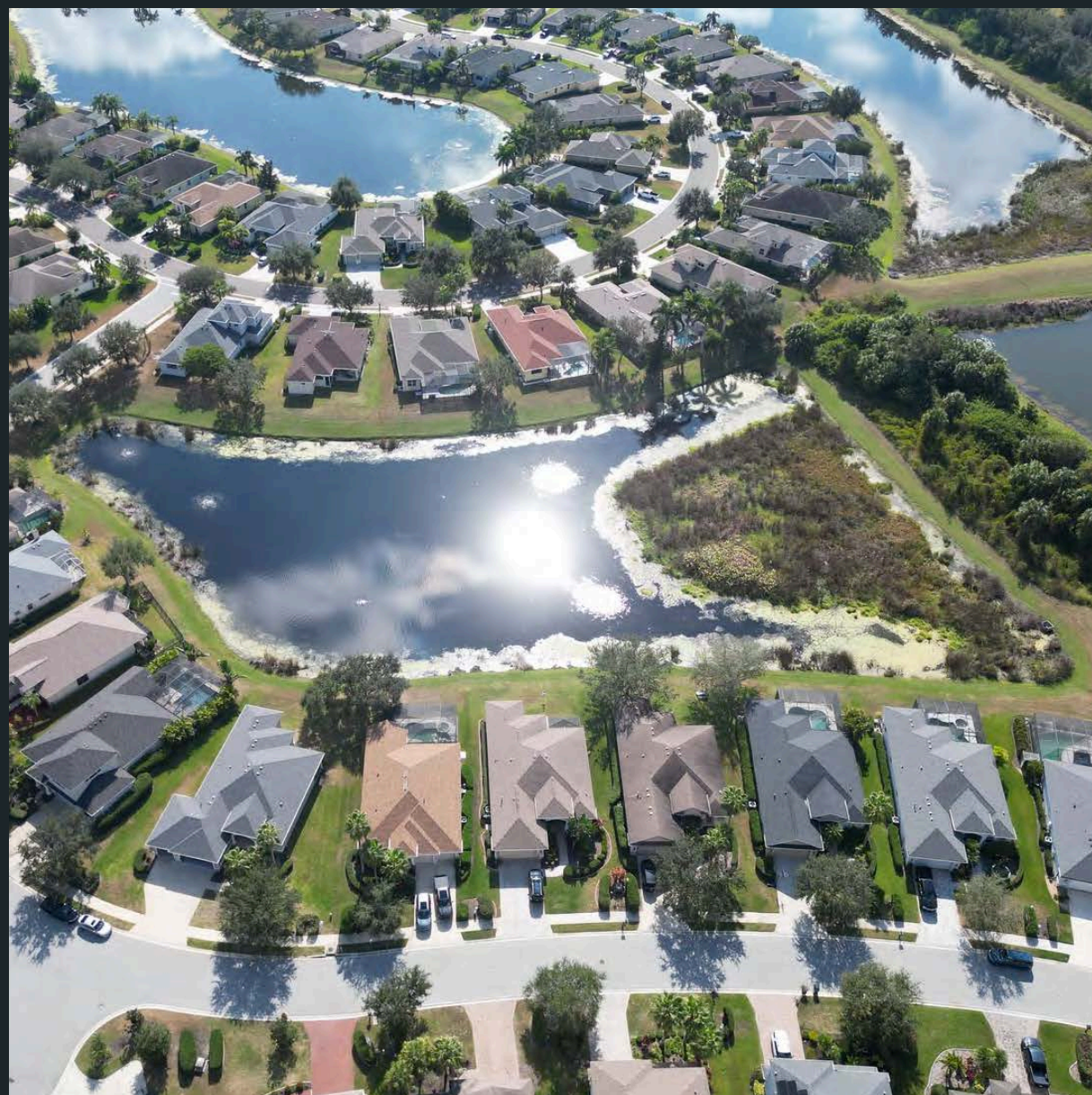
Pond #32 Treated for Algae and Shoreline Vegetation.



Pond #33 Treated for Algae and Shoreline Vegetation.



Pond #34 Treated for Algae and
Shoreline Vegetation.



Pond #35 Treated for Algae and
Shoreline Vegetation.



Pond #36 Treated for Shoreline
Vegetation.



Pond #37 Treated for Algae and Shoreline Vegetation.



Pond #38 Treated for Shoreline Vegetation.



Pond #39 Treated for Shoreline Vegetation.



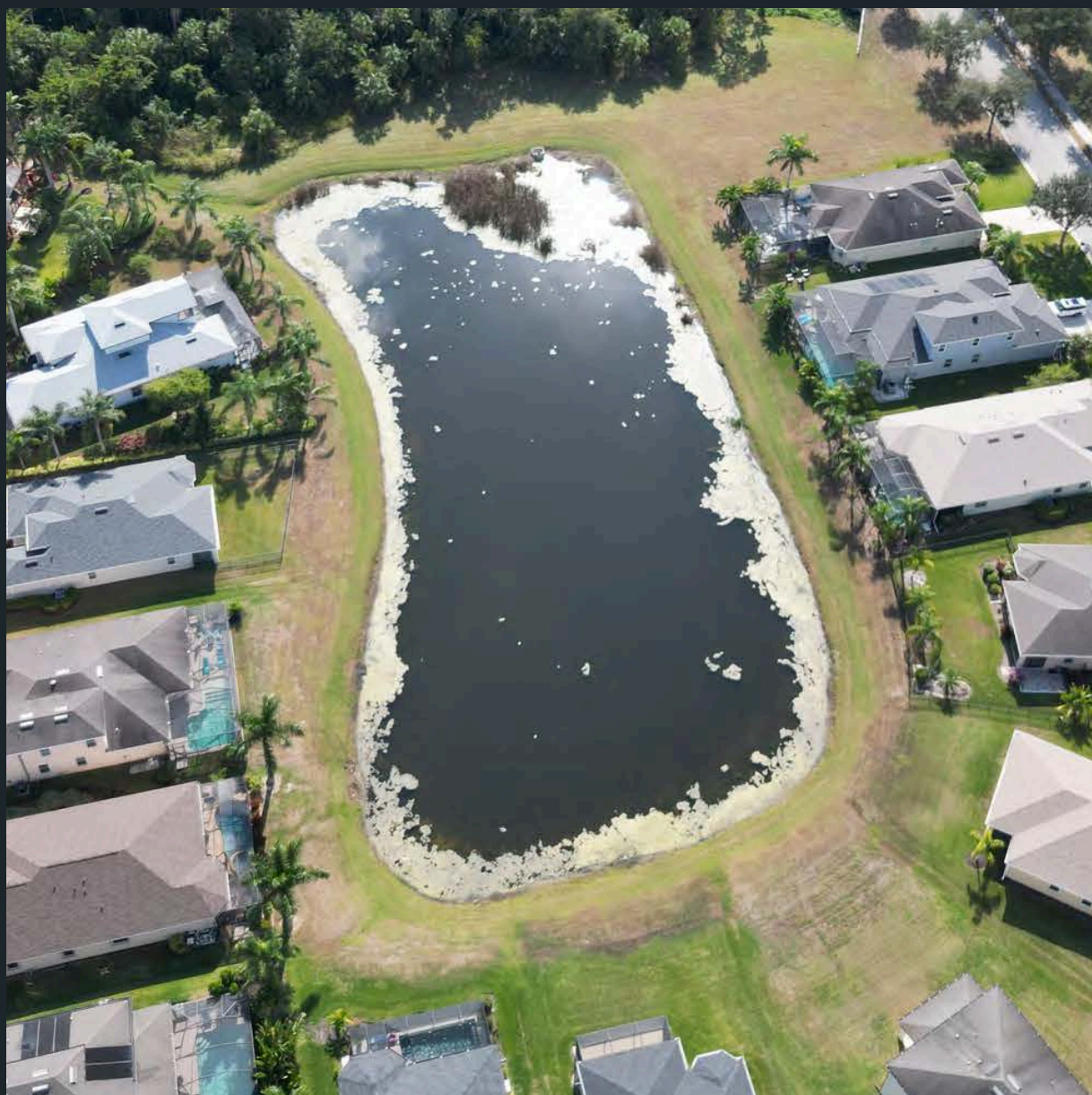
Pond #40 Treated for Shoreline Vegetation.



Pond #41 Treated for Shoreline Vegetation.



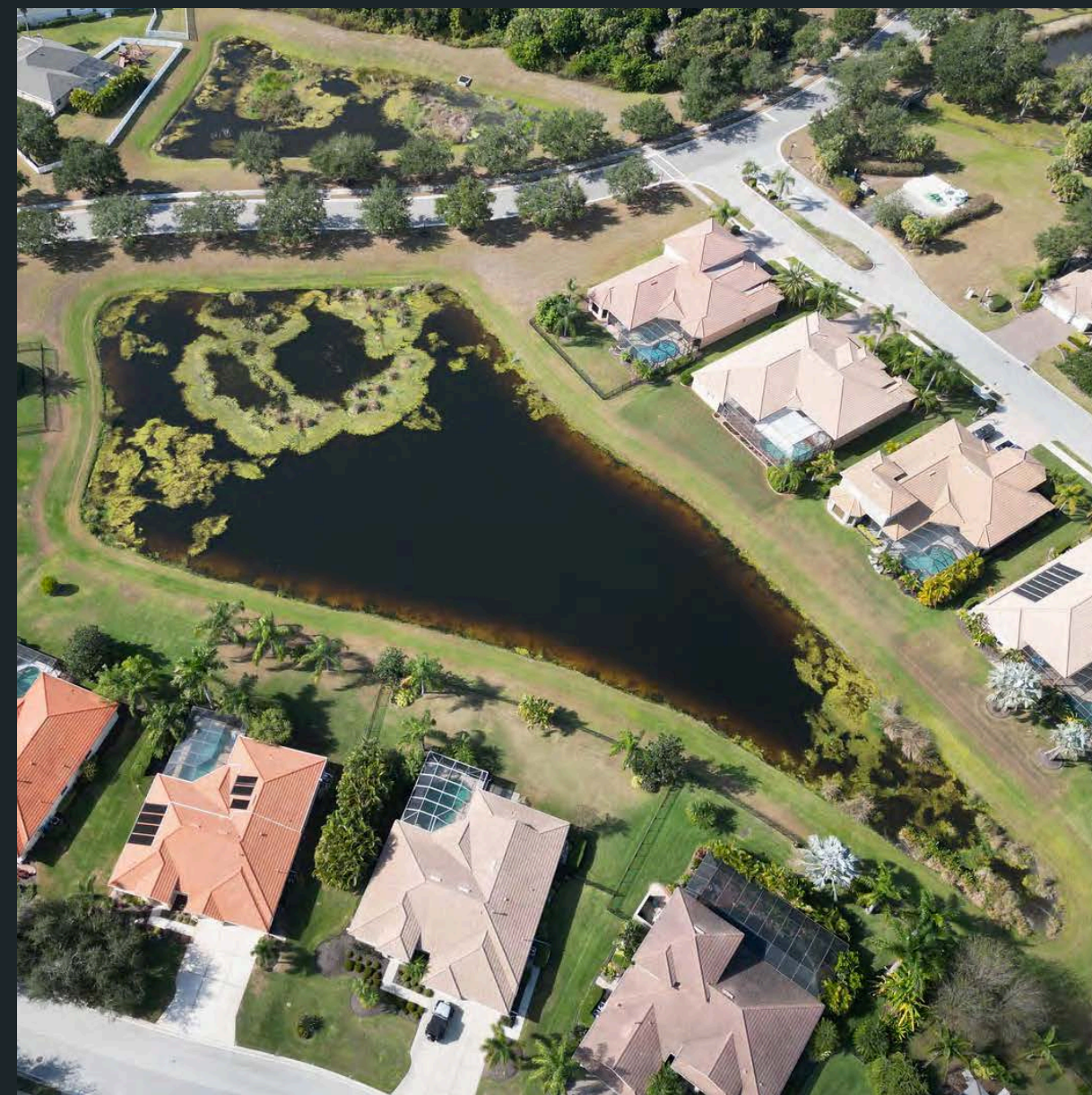
Pond #42 Treated for Shoreline Vegetation.



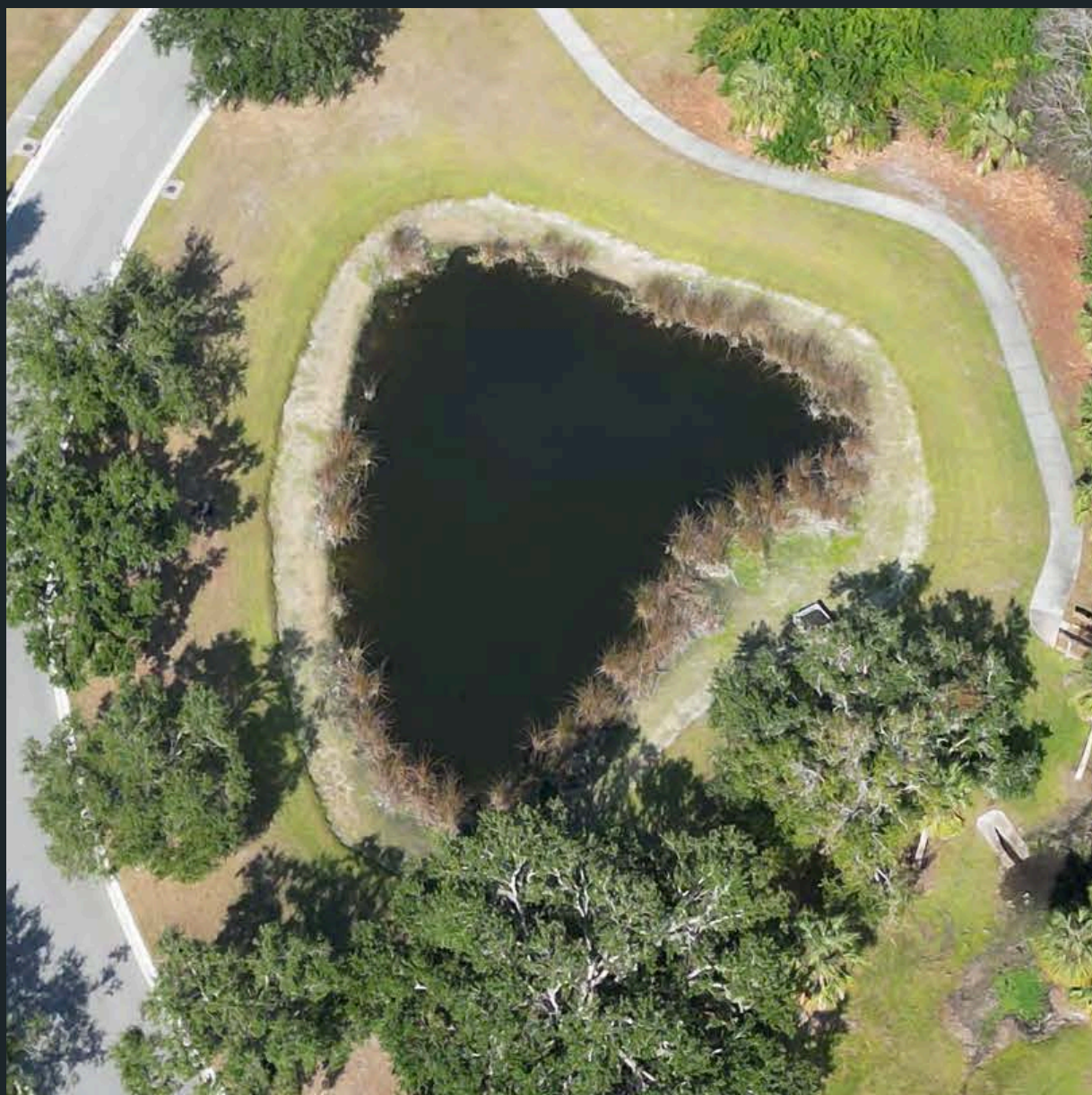
Pond #43 Treated for Algae and Shoreline Vegetation.



Pond #44 Treated for Algae and Shoreline Vegetation.



Pond #45 Treated for Algae and Shoreline Vegetation.



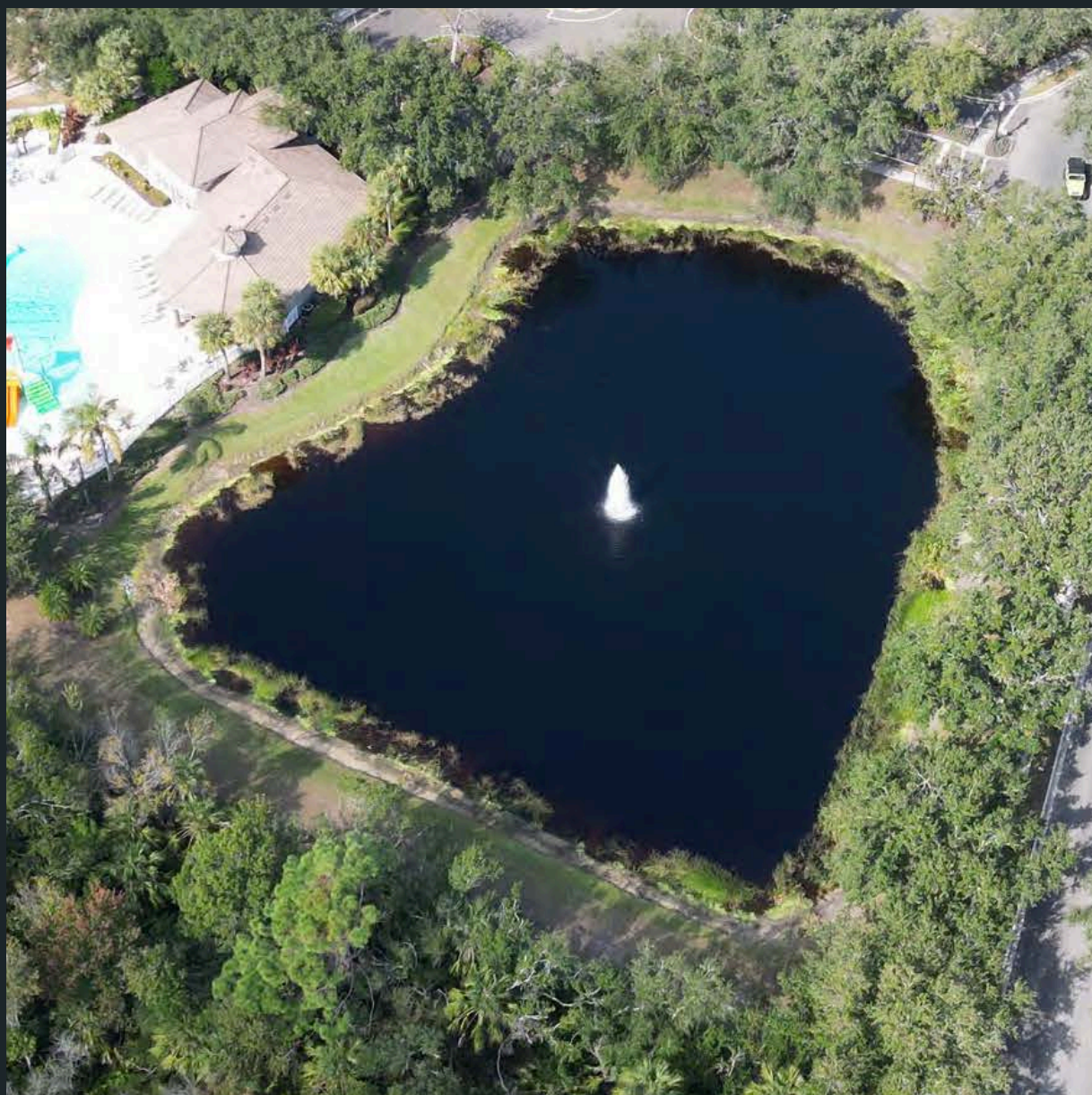
Pond #46 Treated for Shoreline Vegetation.



Pond #47 Treated for Algae and Shoreline Vegetation.



Pond #48 Treated for Shoreline Vegetation.



Pond #49 Treated for Shoreline Vegetation.



Pond #50 Treated for Algae and Shoreline Vegetation.



Pond #51 Treated for Shoreline Vegetation.



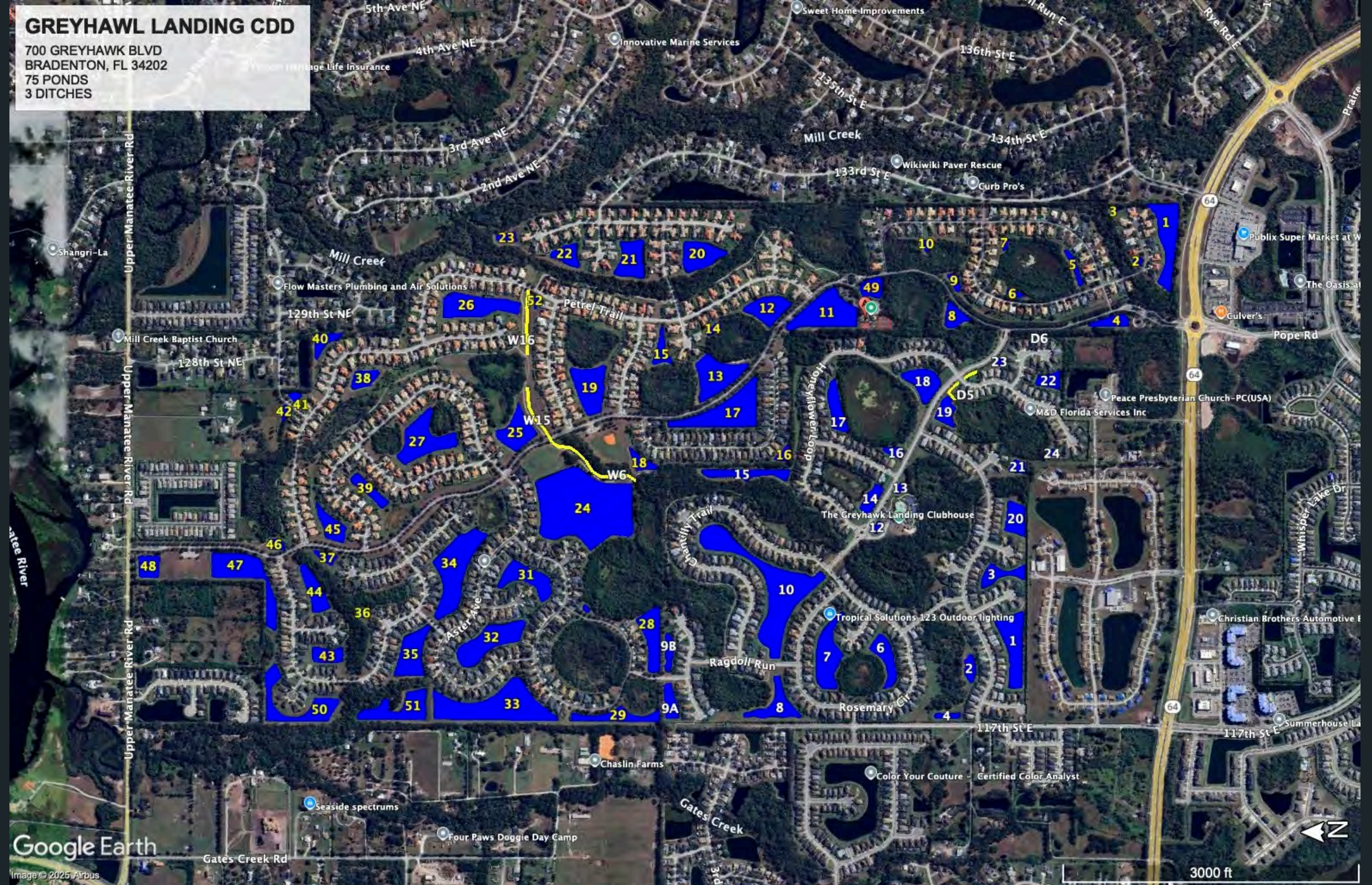
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GREYHAWK LANDING CDD

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Prepared for:

Prepared By: Devon Craig

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Hope everybody's Turkey was good. Pond temperatures are lowering daily and active growth is reducing as well. Pond treatments will continue to be aggressive during this time as the growth is not dormant. But as we transition into winter the ponds are looking good and are on track for a nice transition into the holiday season. We hope everyone's holidays are great.



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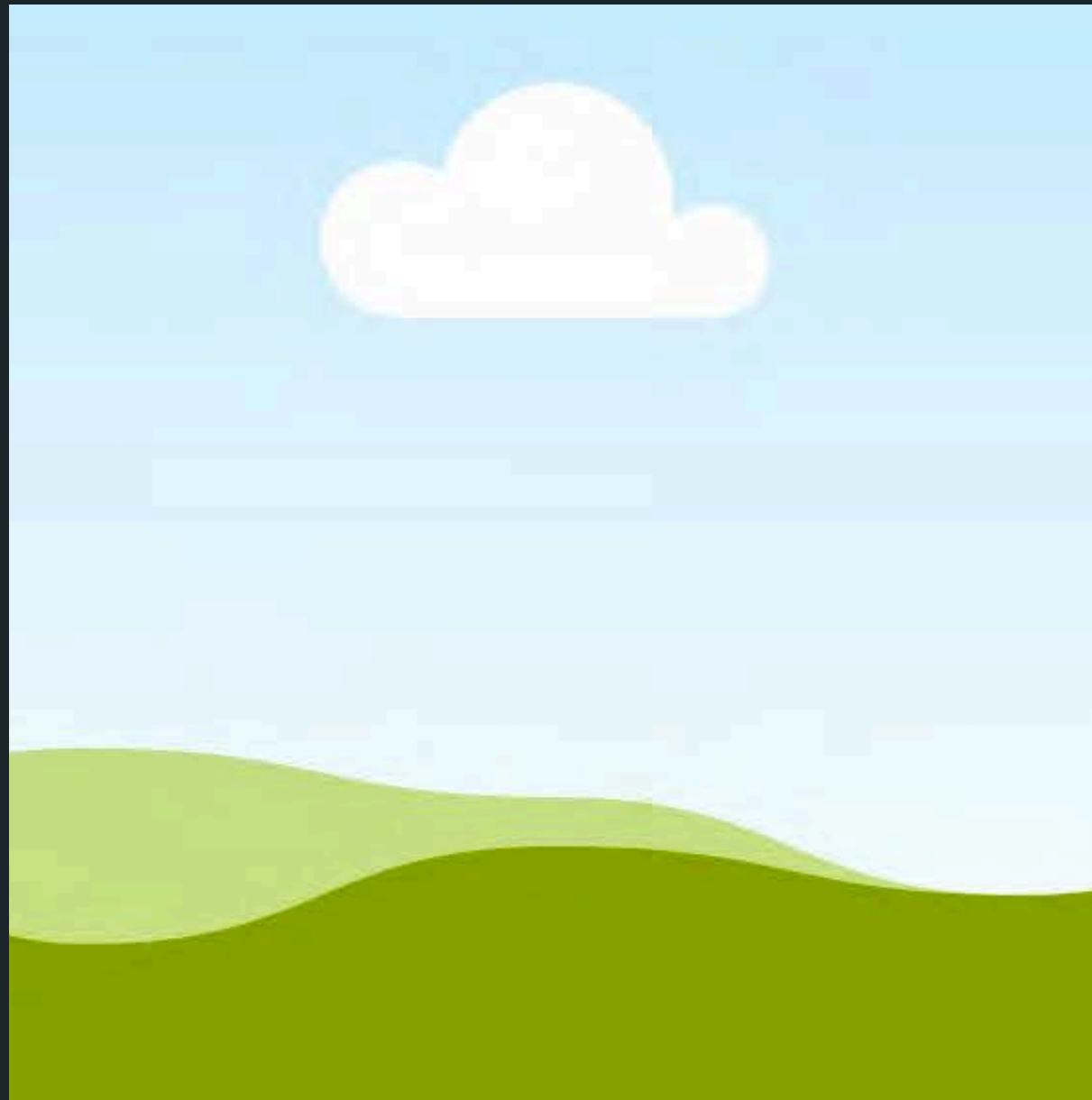
Pond #2 Treated for Shoreline Vegetation.



Pond #3 Treated for Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline Vegetation.



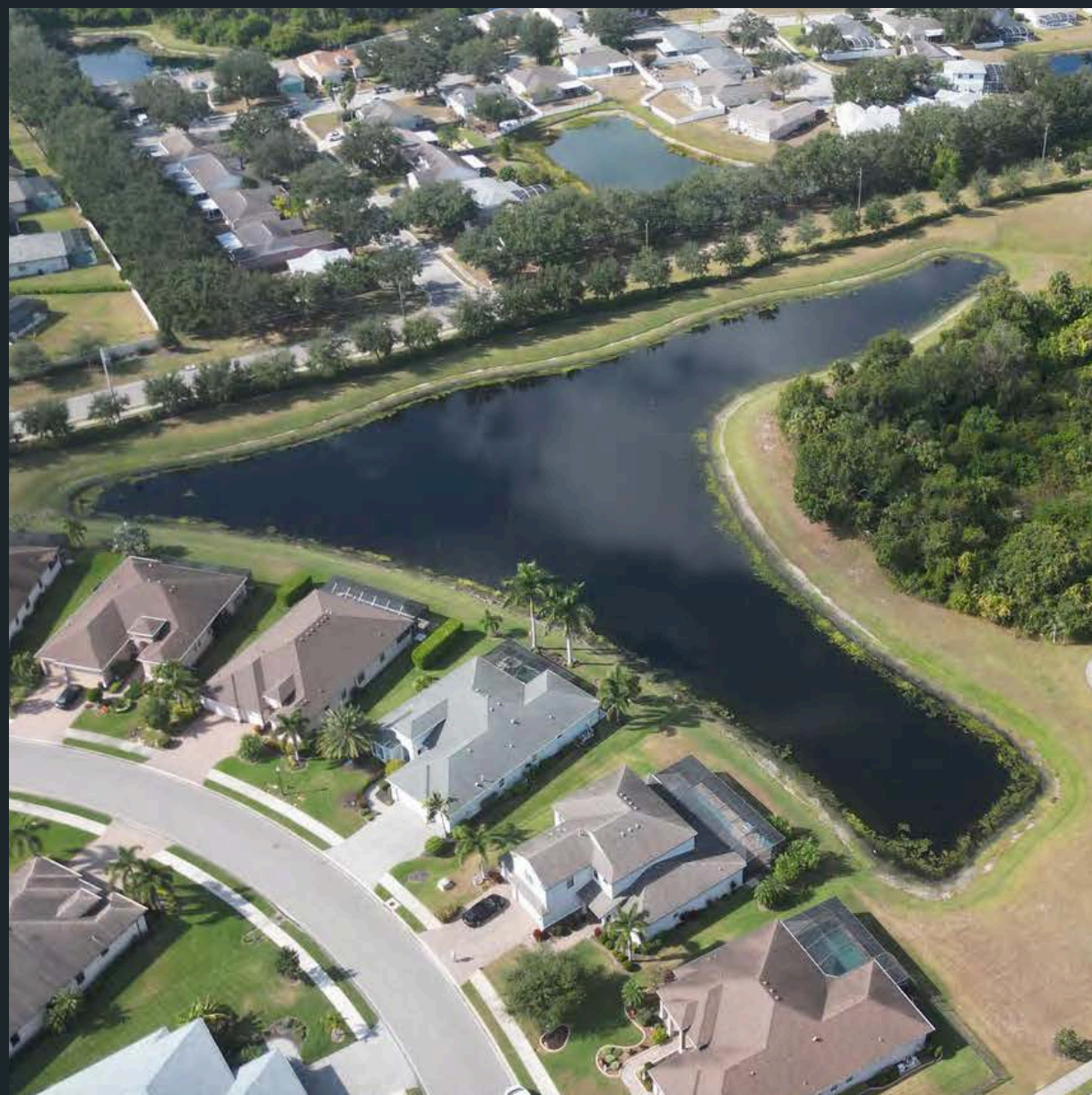
Pond #5 N/A



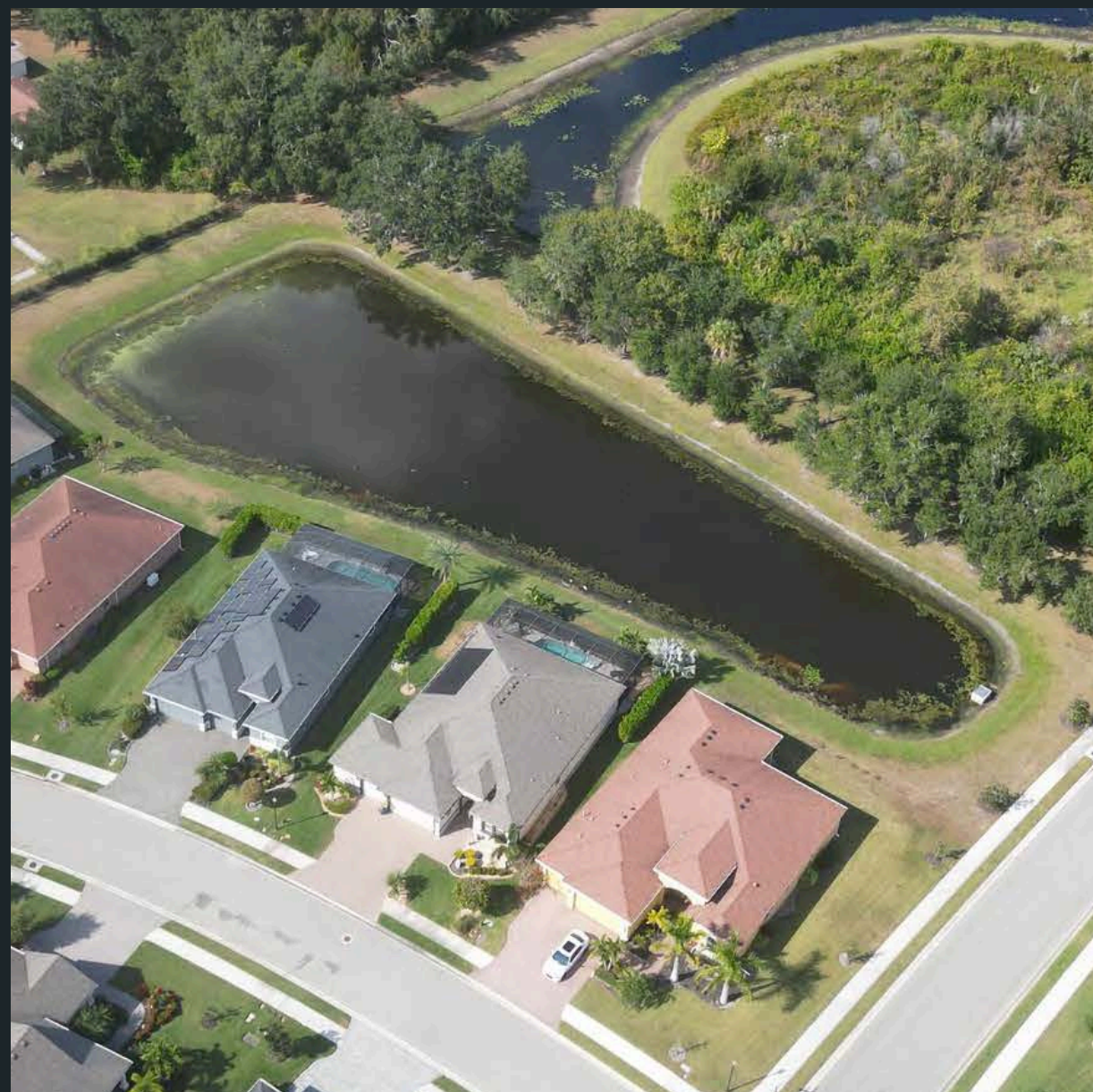
Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Algae and Shoreline Vegetation.



Pond #9A Treated for Algae and Shoreline Vegetation.



Pond #9B Treated for Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



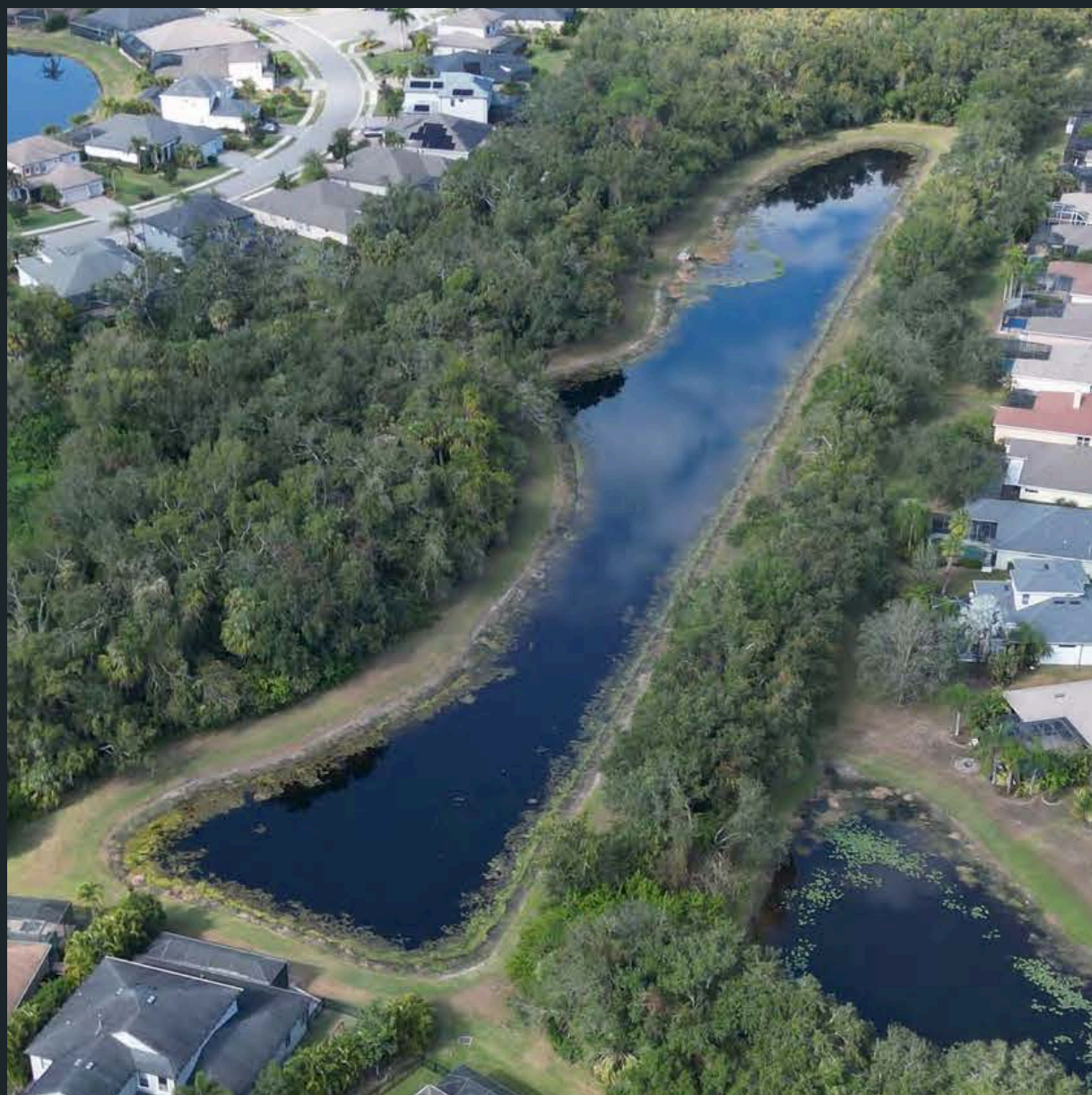
Pond #12 Treated for Shoreline Vegetation.



Pond #13 Treated for Algae and Shoreline Vegetation.



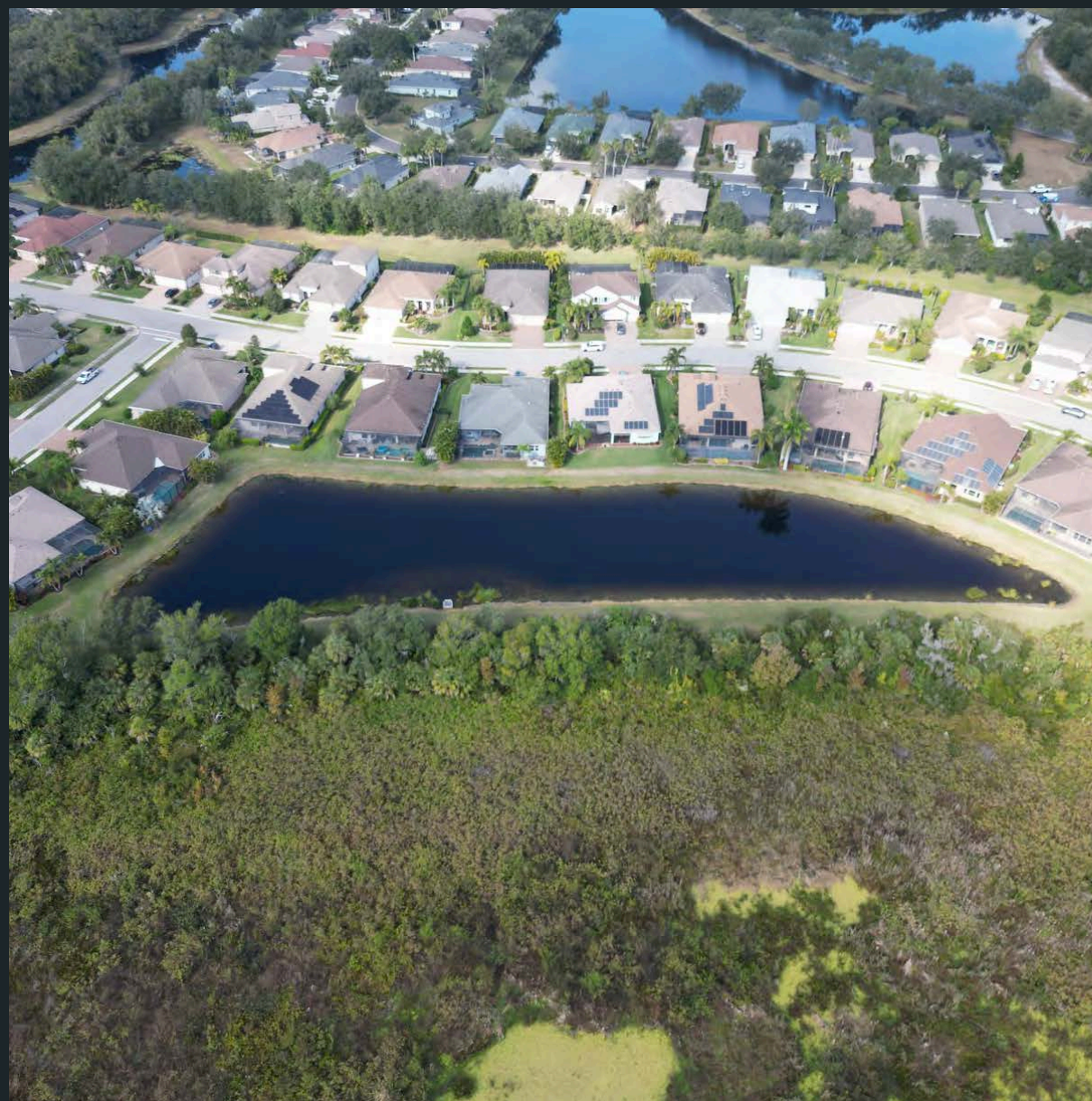
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Pond #18 Treated for Algae and Shoreline Vegetation.



Pond #19 Treated for Algae and Shoreline Vegetation.



Pond #20 Treated for Shoreline Vegetation.



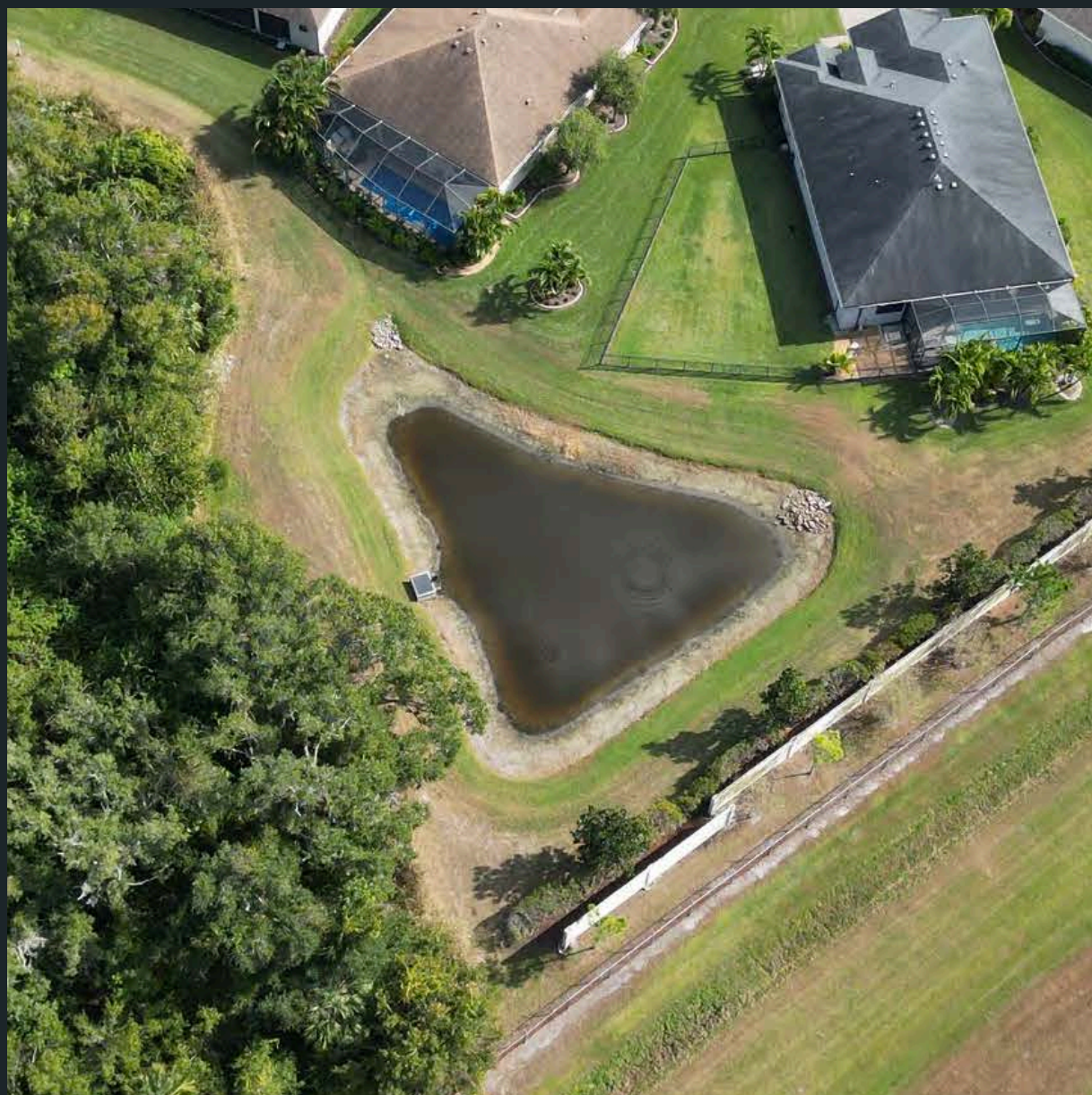
Pond #21 Treated for Shoreline Vegetation.



Pond #22 Treated for Shoreline Vegetation.



Pond #23 Treated for Shoreline Vegetation.



Pond #24 Treated for Shoreline Vegetation.

Tab 2



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



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LakeSeries Systems

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						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 3



GREYHAWK LANDING
GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT
FIELD MANAGER MONTHLY REPORT

Andrew Davis –December 18th, 2025

Aquatics - Lakes & Ponds Update:

- Sitex will be providing a monthly report to show what the ponds look like using Drone photography.
- Aeration on Pond 7 is still not operating.
- Sitex will clean out the lines and run diagnostics on the down compressor which we believe to be operating pond 7 aeration.
- If the existing compressor begins to work, or gets replaced, we will then take the next steps to ensure air is running through the compressor lines to pond 7. If no lines are getting air, then the possibility of running new hose lines will be considered. (or possibly cut and spliced together to make things work)

SSLM

Meetings held on 12/03, 12/10

Items to be addressed by Sunstate that are pending:

- Viburnum hedge replacement started on Wednesday, Dec. 3rd along Greyhawk Blvd.
- On Tuesday, Dec. 9th, Viburnum hedge along 117th was replaced.
- Irrigation zones were adjusted along Mulberry Avenue the week of Dec. 8th
- Irrigation zones along Greyhawk Blvd. will be adjusted the week of Dec. 15th

CDD Facilities Update:

Operations/Maintenance Accomplishments for the month

(Nov. 21st – Dec. 18th)

- The pedestrian gate on Petunia Cul-De-Sac, has now been activated and ready for access card entry.
- A monthly lamppost audit was conducted the week of Dec. 1st. The lamppost vendor arrived on Monday to repair the list of lampposts that had issues.
- As of Wednesday, Dec. 10th, the Mulberry facility now has ADA Handicap access (push to enter/exit) on the main entrance doors from the parking lot.

Active / Pending projects: Recreation Center
Nothing active / pending

Active / Pending projects: Mulberry Clubhouse
Nothing active / pending

Active / Pending projects: Gate House (main entrance)
Nothing active / pending

Maintenance and Operations

Pending Projects Updates:

- The Sign company arrived on Thursday, Dec. 4th to begin replacing the list of sign posts along Greyhawk Blvd.
As of Monday, Dec. 8th, they have a few more posts left to install, and will return once we have received the back-ordered finial ball tops for the posts.
- The supplier of the equipment mentioned that the ball tops are going into the spray booth Friday, (Dec. 12th) and then delivered on Wednesday, Dec. 17.
Once those arrive, the sign vendor will return to finish a few sign installs, and modify a backwards facing sign post.

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 22, 2026
- **FY 2023-2024 Audit Completion Deadline:** Completed
- **Next Election (Seats 1, 3, & 5):** November 2026

District Manager's Report

December 18

2025

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FINANCIAL SUMMARY

10/31/2025

General Fund Cash Balance	\$184,087
Investments Operating	\$348,230
Reserve Fund Investment Balance	\$1,826,640
Debt Service Fund Investment Balance	\$283,907
Capital Projects Fund Investments	\$531,360
Total Cash and Investment Balances	\$ 3,174,224
General Fund Expense Variance:	\$10,285 Under Budget



Rizzetta & Company

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

Tab 5

MINUTES OF MEETING

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

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District was held on **Thursday, October 23, 2025, at 6:00 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, FL 34212.

Present and constituting a quorum:

Jim Hengel	Board Supervisor, Chairman
Mark Bush	Board Supervisor, Vice Chairman
Cheri Ady	Board Supervisor, Assistant Secretary
Chad Chester	Board Supervisor, Assistant Secretary
Patty Mathews	Board Supervisor, Assistant Secretary

Also present were:

Matt O’Nolan	District Manager, Rizzetta & Company, Inc.
Andrew Davis	Field Manager, Rizzetta & Company, Inc.
Spencer Gonzales	LIS, Rizzetta & Company, Inc.
Hunter Mimbs	LIS, Rizzetta & Company, Inc.
Rick Schappacher	District Engineer, Schappacher Engineering (via phone)
Bert Smith	Representative, Sitex
Carlos Trujillo	Representative, Sun State Landscaping
Sidney Roberts	Representative, Sun State Landscaping
Dan Lewis	District Counsel – Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

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

The Board recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard comments on nonresident gate access, pond plants, gates and clickers.

THIRD ORDER OF BUSINESS

Staff Reports & Updates

A. Aquatic Maintenance

Mr. Smith with Sitex presented to the Board and answered questions.

B. Landscape Maintenance

Mr. Mimbs reviewed his report with the Board and Mr. Roberts provided responses.

Mr. Mimbs discussed the Arborist report and proposal.

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board approved the arborist proposal for \$750.00, for the Greyhawk Landing Community Development District.

C. Field Manager

Mr. Davis presented his report to the Board.

D. District Counsel

Mr. Cohen presented his report to the Board.

E. District Engineer

Mr. Schappacher presented his report to the Board and spoke about the pond 3 and 48 repairs.

On a Motion by Ms. Ady, seconded by Mr. Chester, with all in favor, the Board approved Crosscreek repairs on pond 3 and 48 in the amount of \$2600.00, for the Greyhawk Landing Community Development District.

F. District Manager

Mr. O’Nolan advised the next regular meeting of the Board of Supervisors is scheduled for Thursday, November 20, 2025, at 6:00 p.m.

FOURTH ORDER OF BUSINESS

Review of the Financial Statement for August 2025

The Board reviewed the Financial Statement for August 2025

FIFTH ORDER OF BUSINESS

Consideration of the Operations and Expenditures for the month of September 2025

The Board reviewed the Operations and Expenditures for the month of September 2025.

The Board requested to generate a report for all over budget line items.

SIXTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
September 25, 2025**

On a Motion by Ms. Ady, seconded Mr. Hengel, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of September 2025 (\$210,546.22) and the Minutes for September 25, 2025, as presented, for the Greyhawk Landing Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion of Non-Resident Gate Access

A discussion ensued on secondary membership and beginning the rulemaking process.

On a Motion by Mr. Hengel, seconded by Mr. Chester, with three opposed (Ms. Ady, Ms. Mathews and Mr. Bush), the motion failed, for the Greyhawk Landing Community Development District.

EIGHTH ORDER OF BUSINESS

**Discussion of Alcohol at the
Clubhouse**

On a Motion by Mr. Hengel, seconded Ms. Ady, with all in favor, the Board approved the Amenity Services Addendum as presented, for the Greyhawk Landing Community Development District.

NINTH ORDER OF BUSINESS

**Discussion of Non-Resident Gate
Access**

A discussion ensued on non-resident gate access.

TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Ady spoke about not allowing public access.

Mr. Hengel discussed FHP concerns.

FOURTEETH ORDER OF BUSINESS

Adjournment

Mr. O'Nolan advised there was no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Ms. Hengel, seconded Ms. Mathews, with all in favor, the Board Adjourned the Meeting at 7:16 p.m., for the Greyhawk Landing Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

MINUTES OF MEETING

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

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District was held on **Thursday, November 20, 2025, at 6:00 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, FL 34212.

Present and constituting a quorum:

Jim Hengel	Board Supervisor, Chairman
Mark Bush	Board Supervisor, Vice Chairman
Cheri Ady	Board Supervisor, Assistant Secretary
Chad Chester	Board Supervisor, Assistant Secretary

Also present were:

Matt O’Nolan	District Manager, Rizzetta & Company, Inc.
Andrew Davis	Field Manager, Rizzetta & Company, Inc.
John Toborg	Manager, LIS, Rizzetta & Company, Inc.
John Fowler	LIS, Rizzetta & Company, Inc.
Rick Schappacher	District Engineer, Schappacher Engineering (via phone)
Bert Smith	Representative, Sitex (via phone)
Devon Craig	Representative, Sitex
Sid Roberts	Representative, Sun State Landscaping
Carlos Truillo	Representative, Sun State Landscaping
Dan Lewis	District Counsel – Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

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

The Board recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard comments on pressure washing gutters, cameras, storage shed conditions and additional RFID tags for nonresidents.

THIRD ORDER OF BUSINESS

Staff Reports & Updates

A. Aquatic Maintenance

Mr. Smith with Sitex presented to the Board and a discussion ensued regarding ponds.

The Board requested Sitex to pair up their aerator expert with FM on pond 7 and 10.

The Board tabled the aerator proposal but would like price comparison with Cross Creek.

B. Landscape Maintenance

Mr. Fowler presented his report to the Board and Mr. Roberts reviewed his responses.

C. Field Manager

Mr. Davis presented his report to the Board

D. District Counsel

Mr. Cohen presented his report to the Board.

E. District Engineer

Mr. Schappacher presented his report to the Board.

F. District Manager

Mr. O’Nolan advised the next regular meeting of the Board of Supervisors is scheduled for Thursday, December 18, 2025, at 6:00 p.m.

FOURTH ORDER OF BUSINESS

Review of the Financial Statement for August 2025

The Board reviewed the Financial Statement for October 2025

FIFTH ORDER OF BUSINESS

Consideration of the Operations and Expenditures for the month of October 2025

The Board reviewed the Operations and Expenditures for the month of October 2025.

On a Motion by Ms. Ady, seconded Mr. Hengel, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of October 2025 (\$156,485.85), for the Greyhawk Landing Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Paving Proposal

On a Motion by Mr. Hengel, seconded by Mr. Chester, with all in favor, the Board scored Gator Paving the highest and awarded them the paving contract pending draft from Counsel in the amount of \$333,395.00, for the Greyhawk Landing Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion of Mulberry Pool Proposal

On a Motion by Mr. Hengel, seconded by Mr. Chester, with all in favor, the Board approved the Mulberry pool proposal with NTE \$70,000 work to be completed January 2027, for the Greyhawk Landing Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of the 3rd Quarter Website Audit

On a Motion by Mr. Hengel, seconded by Ms. Ady, with all in favor, the Board approved the 3rd Quarter Website Audit as presented, for the Greyhawk Landing Community Development District.

NINTH ORDER OF BUSINESS

Consideration of the 2026 Calendar of Events

On a Motion by Mr. Hengel, seconded by Ms. Ady, with all in favor, the Board approved the 2026 calendar of events as presented, for the Greyhawk Landing Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Amending the Adopted Budget for FY 24-25

On a Motion by Ms. Ady, seconded by Mr. Hengel, with all in favor, the Board adopted resolution 2026-01, amending the adopted budget for FY 2024-2025, for the Greyhawk Landing Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion of Vendor Parking

On a Motion by Ms. Ady, seconded by Mr. Hengel, with all in favor, the Board approved not allowing round about parking from 3:45pm-4:15pm daily, for the Greyhawk Landing Community Development District.

TWELFTH ORDER OF BUSINESS

Discussion of FY 24-25 Goals and Objectives

On a Motion by Ms. Ady seconded by Mr. Bush, with all in favor, the Board approved that the District met its FY 24-25 Goals and Objectives, for the Greyhawk Landing Community Development District.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Ady requested quotes on bigger shed for storage.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Mr. O’Nolan advised there was no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Ms. Ady, seconded Mr. Hengel, with all in favor, the Board Adjourned the Meeting at 7:29 p.m., for the Greyhawk Landing Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 6

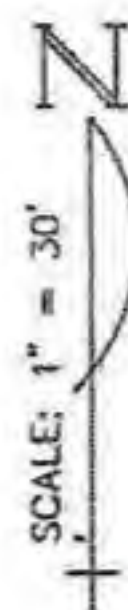
BOUNDARY SURVEY (FINAL)
 LOT 42
 GREYHAWK LANDING WEST, PHASE I
 MANATEE COUNTY, FLORIDA.

SEC. 28, TWP. 34 S, RNG. 19 E.

BEARING BASIS:

SOUTHERLY LOT LINE OF LOT 42 BEING N 68°05'25" W

PREPARED FOR & CERTIFIED TO:
 CALATLANTIC HOMES
 CALATLANTIC TITLE
 FIRST AMERICAN TITLE INSURANCE CO.
 CALATLANTIC MORTGAGE CORP.
 JOHN G. AND NATALIE R. BLOCK



THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. ALSO SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD.

UNDERGROUND FOOTER, STEM WALL, AND UNDERGROUND UTILITIES ARE NOT LOCATED OR SHOWN.

DO NOT SCALE THIS PRINT. DIMENSIONS AND NOTES TAKE PREFERENCE.

CERTAIN DATA SHOWN HEREON BASED ON ENGINEERING PLANS PROVIDED BY CLIENT.

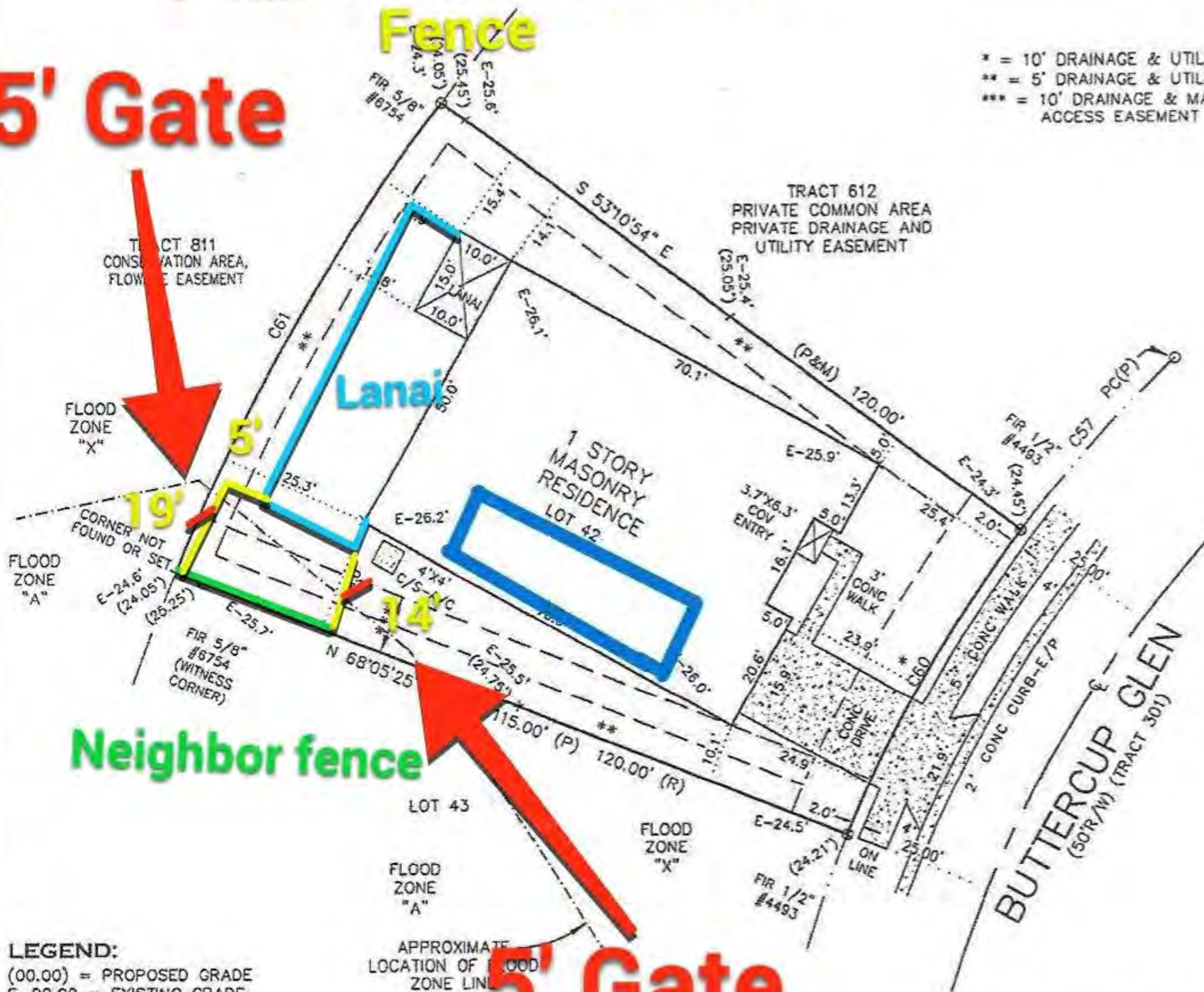
STRUCTURE TIES SHOWN HEREON DENOTES MEASUREMENT FROM FORM BOARDS/FOUNDATION TO PROPERTY LINE.

PURPOSE OF SURVEY: TO OBTAIN HORIZONTAL AND/OR VERTICAL DIMENSIONAL DATA TO SHOW CONSTRUCTION IMPROVEMENTS.

- * = 10' DRAINAGE & UTILITY EASEMENT
- ** = 5' DRAINAGE & UTILITY EASEMENT
- *** = 10' DRAINAGE & MAINTENANCE ACCESS EASEMENT

4' Tall Black Aluminum Fence

5' Gate



LEGEND:

(00.00) = PROPOSED GRADE
 E-00.00 = EXISTING GRADE

CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C57	09°46'01"	225.00'	38.35'	38.31'	S 41°42'07" W (P)
C60	14°54'31"	225.00'	58.55'	58.38'	S 29°21'51" W (P&M)
C61	14°54'31"	225.00'	89.77'	89.52'	N 29°21'51" E (P&C)

DESCRIPTION:

LOT 42, MAP OR PLAT ENTITLED "GREYHAWK LANDING WEST, PHASE I", AS RECORDED IN PLAT BOOK 55, PAGES 164 THROUGH 174, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

NOTES:

ALL ELEVATION GRADES SHOWN HEREON WERE CONVERTED FROM NGVD 1929 TO NAVD 1988.
 NGVD 1929 - 0.955' = NAVD 1988

LOWEST FLOOR ELEVATIONS:
 LIVING AREA: 26.89'
 GARAGE AREA: 26.44'
 ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988. MEAN SEA LEVEL= 00.00 FT.

APPARENT FLOOD HAZARD ZONE: "X & A" COMMUNITY PANEL NO. 12081C 0331 E EFFECTIVE DATE: 3/17/2014

Project Number: _____

Square Feet: 8898.99 ±

RYLAND