

# HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW • FLORIDA • 33578

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Board of Supervisors  
Hawkstone Community  
Development District

June 15, 2021

## AGENDA (REVISED)

Dear Board Members:

The regular meeting of the Board of Supervisors of the Hawkstone Community Development District will be held on **Wednesday, June 16, 2021 at 10:30 a.m.**, to be held at the office of Rizzetta & Co., located at 9428 Camden Field Pkwy, Riverview, FL 33578. The following is the revised agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Update on Conveyance of Parcel ID No. U-05-31-21-ZZZ-000004-44750.3 ..... Tab 1
  - B. Consideration of FMS Bonds Rule G-17 Disclosure Letter..... Tab 2
  - C. Consideration of Request for Transfer of Environmental Resource Permit (Okerlund)..... Tab 3
  - D. Consideration of Request for Transfer of Environmental Resource Permit (B&D Ranch)..... Tab 4
  - E. Presentation of Engineer's Report..... Tab 5
  - F. Presentation of Methodology Report .....(Under Separate Cover)
  - G. Consideration of Resolution 2021-06, Preliminary Special Assessments (Expansion Parcel) ..... Tab 6
  - H. Consideration of Resolution 2021-07, Public Hearing on the Expansion Parcel ..... Tab 7
  - I. Presentation of Resignation Letter from John Kraynick..... Tab 8
  - J. Consideration of Appointment to Vacant Board Supervisor Seat
  - K. Administer Oath of Office to Newly Appointed Officer
    1. Review of Form 1 and Sunshine Law Requirements
    2. Consideration of Resolution 2021-08, Designating Officers of the District ..... Tab 9
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Audit Committee Meeting held on May 19, 2021 ..... Tab 10
  - B. Consideration of Minutes of Board of Supervisors' Regular Meeting held on May 19, 2021 ..... Tab 11
  - C. Consideration of the Operations & Maintenance Expenditures for May 2021 ..... Tab 12
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager

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 call us at (813) 533-2950.

Sincerely,

*Christina Newsome*

Christina Newsome  
District Manager

**THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:**

David P. Barker, Esq.  
**Dean, Mead, Egerton, Bloodworth,  
Capouano & Bozarth, P.A.**  
420 S. Orange Avenue, Suite 700  
Orlando, FL 32801  
(407) 428-5118

Parcel ID No. U-05-31-21-ZZZ-000004-44750.3

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made and to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2021 by **HBWB DEVELOPMENT SERVICES, LLC**, a Florida limited liability company, whose address is 4065 Crescent Park Drive, Riverview, Florida 33578 (hereinafter referred to as the "Grantor"), to the **HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, whose address is c/o Rizetta & Company, 9428 Camden Field Parkway, Riverview, FL 33544 (hereinafter referred to as the "Grantee"):

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**That** the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Hillsborough County, Florida more particularly described in Exhibit "A", attached hereto and made a part hereof (the "Property").

**Together** with all of the Grantor's interest in and to all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property.

**To Have and to Hold**, the same in fee simple forever.

Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor, and that Grantor will warrant and defend Grantee's title against lawful claims of all persons claiming by, through or under Grantor but against none other, except for ad valorem taxes for 2020 and subsequent years, and easements, restrictions, reverters, conditions and other matters of record; provided, however that reference herein shall not act to reimpose the same.

*[Signatures appear on following page]*

**In witness whereof**, Grantor has executed this deed as of the day and year first above written.

WITNESSES:

GRANTOR:

**HBWB DEVELOPMENT SERVICES, LLC**,  
a Florida limited liability company

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

STATE OF FLORIDA                    )  
  )SS  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, as \_\_\_\_\_ of **HBWB DEVELOPMENT SERVICES, LLC**, a Florida limited liability company, on behalf of the limited liability company, who ( ) is personally known to me ( ) produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
Print Notary Name

NOTARY PUBLIC

State of Florida at Large

My Commission Expires:\_\_\_\_\_

Exhibit "A"

Legal Description

Hillsborough County Parcel Identification Number U-05-31-21-ZZZ-000004-44750.3, also described as follows:

That part of the Southeast 1/4 of Section 6, Township 31 South, Range 21 East, Hillsborough County, Florida and that part of South 3/4 of Section 5, Township 31 South, Range 21 East, Hillsborough County, Florida; Being more particularly described as follows:

Commence at the Southwest corner of said Section 5 and run thence North 01°19'26" East along the West boundary of the Southwest 1/4 of said Section 5, 330.08 feet to the POINT OF BEGINNING; run thence North 89°53'13" West along a line 330 feet North of and parallel to the South boundary of the Southeast 1/4 of said Section 6, 240.94 feet to the Southeasterly maintained right-of-way line of Balm-Boyette Road; run thence North 38°41'05" East, along said maintained right-of-way line, 1163.29 feet; run thence South 89°53'12" East, 1576.97 feet to a point on a line 430 feet Westerly of and parallel to the Westerly right-of-way line of railroad right-of-way (now owned by Tampa Electric Company); thence on the said line South 32°13'34" West, 1073.78 feet; run thence North 89°53'12" West, along a line 330 feet North of and parallel to the South boundary of the Southwesterly 1/4 of said Section 5, 1490.52 feet to the POINT OF BEGINNING.

LESS & EXCEPT:

That part of the Southeast 1/4 of Section 6, Township 31 South, Range 21 East, Hillsborough County, Florida and that part of the Southwest 1/4 of Section 5, Township 31 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

As a point of reference commence at the Southwest corner of said Section 5 and proceed N 00°23'31" W, along the West boundary of said Section 5, a distance of 330.05 feet to a point on the North boundary of the South 330.00 feet of said Sections 5 and 6 and the Point of Beginning; thence N 89°21'10" W, along a line 330.00 feet North of and parallel with the South boundary of said Section 6, a distance of 338.37 feet to a point on the Easterly maintained right-of-way line of Balm-Boyette Road per Hillsborough County Survey Division Project Number S09-0141A; thence along said Easterly maintained right-of-way line the following three (3) courses (1) N 37°13'52" E, a distance of 131.58 feet; (2) N 39°22'56" E, a distance of 272.39 feet; (3) N 38°43'44" E, a distance of 135.72 feet; thence leaving said Easterly maintained right-of-way line S 89°52'53" E., a distance of 856.00 feet; thence S 00°07'07" W., a distance of 425.00 feet to a point on the North boundary of the South 330.00 feet of the Southwest 1/4 of said Section 5; thence N 89°52'53" W, along a line 330.00 feet North of and parallel with the South boundary of said Section 5, a distance of 854.12 feet to the Point of Beginning.

AND LESS & EXCEPT:

That certain parcel of land lying and being in the Southeast 1/4 of Section 6, Township 31 South, Range 21 East, Hillsborough County, Florida and that part of the South 3/4 of Section 5, Township 31 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of Section 5, also being the Southeast corner of Section 6, Township 31 South, Range 21 East, Hillsborough County, Florida; run thence along with the West boundary of the Southwest 1/4 of said Section 5, also being the East boundary of the Southeast 1/4 of said Section 6, N.01°29'45"E., a distance of 654.25 feet to a point on the Southeasterly maintained right-of-way boundary of Balm-Boyette Road per Hillsborough County Survey Division Project Number S09-0141A as recorded in Map Book 3, Page 229 of the Public Records of Hillsborough County, Florida; thence departing said North boundary

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coincident with said Southeasterly maintained right-of-way boundary the following twenty-four (24) courses: 1) N.38°43'39"E., a distance of 107.18 feet to the Northwest corner of B AND D RANCH MINOR SUBDIVISION, according to the plat thereof, recorded in Plat Book 131, Page 172, of the Public Record of Hillsborough County, Florida, also being the POINT OF BEGINNING; 2) N.38°43'49"E., a distance of 175.29 feet; 3) N.39°30'43"E., a distance of 197.80 feet; 4) N.38°32'15"E., a distance of 199.66 feet; 5) N.38°58'15"E., a distance of 199.99 feet; 6) N.38°48'43"E., a distance of 402.60 feet; 7) N.38°23'34"E., a distance of 192.13 feet; 8) N.38°40'03"E., a distance of 208.02 feet; 9) N.39°16'26"E., a distance of 323.41 feet; 10) N.36°47'52"E., a distance of 170.93 feet; 11) Northerly, 314.40 feet along the arc of a non-tangent curve to the left having a radius of 737.97 feet and a central angle of 24°24'35" (chord bearing N.13°39'18"E., 312.03 feet); 12) N.01°03'56"E., a distance of 402.55 feet; 13) N.01°21'17"E., a distance of 209.91 feet; 14) N.01°54'20"E., a distance of 184.22 feet; 15) N.01°31'19"E., a distance of 259.25 feet; 16) N.04°04'20"E., a distance of 39.81 feet; 17) N.15°20'53"E., a distance of 38.49 feet; 18) N.25°48'00"E., a distance of 25.69 feet; 19) N.34°21'00"E., a distance of 44.99 feet; 20) N.41°18'54"E., a distance of 21.89 feet; 21) N.51°34'04"E., a distance of 23.05 feet; 22) N.59°42'19"E., a distance of 49.83 feet; 23) N.69°02'21"E., a distance of 26.54 feet; 24) N.80°16'28"E., a distance of 40.23 feet to a point on the South maintained right-of-way boundary of Boyette Road per Hillsborough County Survey Division Project Number S09-0137A as recorded in Map Book 3, Page 270 of the Public Records of Hillsborough County, Florida; thence along said South maintained right-of-way boundary for the following five (5) courses: 1) N.89°48'43"E., a distance of 565.28 feet; 2) S.89°21'01"E., a distance of 524.00 feet; 3) N.89°51'06"E., a distance of 523.99 feet; 4) N.87°49'50"E., a distance of 261.99 feet; 5) N.89°17'28"E., a distance of 326.98 feet to a point on the Westerly boundary of the lands described in Official Records Book 6144, Page 22, of the Public Records of Hillsborough County, Florida; thence along said Westerly boundary and the Southerly extension thereof, said Southerly extension being coincident with a line that lies 430.00 feet Westerly of and parallel with the Westerly right-of-way boundary of the former railroad right-of-way (now owned by Tampa Electric Company), S.32°13'39"W., a distance of 4267.46 feet a point on the North boundary of the South 330.00 feet of said Section 5; thence along said North Boundary of the South 330.00 feet of Section 5, N.89°42'37"W., a distance of 653.88 feet to the East boundary of aforesaid B AND D RANCH MINOR SUBDIVISION; thence along said East boundary of B AND D RANCH MINOR SUBDIVISION, N.00°07'02"E., a distance of 410.64 feet to the Northeast corner thereof; thence along the North boundary of said B AND D RANCH MINOR SUBDIVISION, N.89°52'58"W., a distance of 856.30 feet to the POINT OF BEGINNING.

June 9, 2021

Hawkstone Community Development District  
c/o Rizzetta & Company  
12750 Citrus Park Lane, Suite # 15  
Tampa, Florida 33625  
Attention: Mr. Matthew E. Huber

Re: Hawkstone CDD, Series 2021 Bonds

Dear Mr. Huber:

We are writing to provide you, as the Hawkstone Community Development District (the "Issuer"), with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)<sup>1</sup> (the "Notice").

The Issuer recognizes that FMSbonds, Inc. will serve as the underwriter (the "Underwriter") and not as a financial advisor or municipal advisor, in connection with the issuance of the bonds relating to this financing (herein, the "Bonds"). As part of our services as Underwriter, FMSbonds, Inc. may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice, if given, will be provided by FMSbonds, Inc. as Underwriter and not as your financial advisor in this transaction.

The specific parameters under which FMS will underwrite the Bonds will be set forth in a Bond Resolution adopted by the Board.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a broker to deal fairly at all times with both municipal issuers and investors.
- The Underwriter's primary role is to purchase the Bonds in an arm's-length commercial transaction with the Issuer. As such, the Underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law

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<sup>1</sup> Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).

to act in the best interests of the Issuer without regard to its own financial or other interests. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.

- The Underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to use its best efforts to resell the Bonds with purchases at prices that are fair and reasonable.
- The Bonds may be sold into a trust either at the time of issuance or subsequent to issuance. In such instance FMSbonds, Inc., not in its capacity of Underwriter, may participate in such trust arrangement by performing certain administrative roles. Any compensation paid to FMSbonds, Inc. would not be derived from the proceeds of the Bonds or from the revenues pledged thereunder.

The Underwriter will be compensated by a fee paid by the borrower or other third parties. Payment or receipt of the Underwriter's compensation will be contingent on the closing of the transaction. The Issuer acknowledges that the fee to be paid to the Underwriter will not be derived from the proceeds of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an Underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by the Underwriter.

Please note nothing in this letter is an expressed or an implied commitment by us to provide financing or to place or purchase the Bonds or any other securities. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMSbonds, Inc. is acting independently in seeking to act as Underwriter in the transaction contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMSbonds, Inc. assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the purchasers or any other brokers in connection with the transactions contemplated herein or otherwise.

If you or any other representative of the Issuer have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent deemed appropriate.


We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") by contract with us acknowledge this letter and that such



person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. Accordingly, please cause the attached to be signed by the Authorized Issuer Representative and return the enclosed copy of this letter to the undersigned at the address set forth below as soon as practicable. Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

Sincerely,  
  
Jon Kessler  
FMSbonds, Inc.

Acknowledgement:

**HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT**

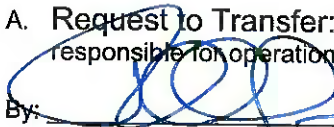
By: \_\_\_\_\_

# Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 43043372.001      Application No(s): 779631  
 Project Name: Okerlund Ranch      Phase (if applicable): Phases 1 & 2

A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By:  _____ Signature of Permittee Jen Florida 32, LLC _____ Company Name 407-542-4909 _____ Phone/email address	Richard Jerman - Authorized Agent _____ Name and Title 1750 W. Broadway, Suite 111 _____ Company Address Oveido, FL 32756 _____ City, State, Zip
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B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: _____ Signature of Representative of O&M Entity _____ Name and Title _____ Email Address 813-533-2950 _____ Phone	Hawkstone CDD _____ Name of Entity for O&M 9428 Camden Field Parkway _____ Address Riverview, FL 33578 _____ City, State, Zip _____ Date
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Enclosed are the following documents, as applicable:

- Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- Copy of all recorded plats
- Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- Copy of filed articles of incorporation (if filed before 1995)
- A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



# Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

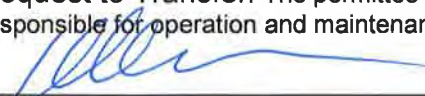
Permit No.: 43042993.001

Application No(s): 768677

Project Name: B&D Ranch Subdivision Phase (if applicable): Phases 1, 2, & 3

A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By:

  
 \_\_\_\_\_  
 Signature of Permittee  
 HBWB Development Services, LLC  
 \_\_\_\_\_  
 Company Name  
 813-503-0810 / wnnun@westbaytampa.com  
 \_\_\_\_\_  
 Phone/email address

\_\_\_\_\_ Willy Nunn  
 \_\_\_\_\_  
 Name and Title  
 4065 Crescent Park Drive  
 \_\_\_\_\_  
 Company Address  
 Riverview, FL 33578  
 \_\_\_\_\_  
 City, State, Zip

B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By:

\_\_\_\_\_ Signature of Representative of O&M Entity  
 \_\_\_\_\_  
 Name and Title  
 \_\_\_\_\_  
 Email Address  
 813-533-2950  
 \_\_\_\_\_  
 Phone

\_\_\_\_\_ Hawkstone Community Development District  
 \_\_\_\_\_  
 Name of Entity for O&M  
 3434 Colwell Avenue Suite 200  
 \_\_\_\_\_  
 Address  
 Tampa, FL 33614  
 \_\_\_\_\_  
 City, State, Zip  
 \_\_\_\_\_  
 Date

Enclosed are the following documents, as applicable:

- Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- Copy of all recorded plats
- Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- Copy of filed articles of incorporation (if filed before 1995)
- A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



**RESOLUTION NO. 2021-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON AUGUST 18, 2021 AT 10:30 A.M. AT THE OFFICES OF RIZZETTA & COMPANY, INC., LOCATED AT 9428 CAMDEN FIELD PARKWAY, RIVERVIEW, FLORIDA 33578 FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190, AND 197, FLORIDA STATUTES.**

**WHEREAS**, the Board of Supervisors (the "**Board**") of the Hawkstone Community Development District (the "**District**") has previously adopted Resolution No. 2021-06 entitled

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with Resolution No. 2021-07, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190, and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the preliminary assessment roll and related documents are available for public inspection at the offices of Rizzetta & Company, Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578 (the "**District Office**").

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DISTRICT THAT:**

1. There is hereby declared a public hearing to be held on August 18, 2021, at 10:30 a.m. at the offices of Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments for District public improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Office. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Hillsborough County (by 2 publications 1 week apart with the first publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give 30 days written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.
  
3. This Resolution shall become effective upon its passage.

**Passed and Adopted** on June 16, 2021.

**Attest:**

**Hawkstone Community  
Development District**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Brian Bullock  
Chair of the Board of Supervisors

**RESOLUTION 2021-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF HAWKSTONE  
COMMUNITY DEVELOPMENT DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors (hereinafter the "Board") now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF HAWKSTONE COMMUNITY  
DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

<u>Brian Bullock</u>	Chair
<u>Brent Dunham</u>	Vice-Chair
<u>Bob Schleifer</u>	Secretary
<u>Scott Brizendine</u>	Treasurer
<u>Shawn Wildermuth</u>	Assistant Treasurer
<u>Christina Newsome</u>	Assistant Secretary
<u>Matt Huber</u>	Assistant Secretary
<u>Allison Martin</u>	Assistant Secretary
_____	Assistant Secretary
<u>Richard Jerman</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 16th day of June, 2021.

**ATTEST:**

**HAWKSTONE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**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.

**HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT**

The first audit meeting of the Hawkstone Community Development District was **Wednesday, May 19, 2021 at 10:30 a.m.** at the offices of Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578.

Present and constituting a quorum were:

Brent Dunham	<b>Committee Member</b>
Allison Martin	<b>Committee Member</b>
John Kraynick	<b>Committee Member</b>
Richard Jerman	<b>Committee Member (phone)</b>

Also present were:

Matt Huber	<b>Regional District Manager; Rizzetta &amp; Co.</b>
Christina Newsome	<b>District Manager; Rizzetta &amp; Co.</b>
John Vericker	<b>District Counsel; Straley, Robin &amp; Vericker (phone)</b>
Christy Cruz	<b>Administrative Assistant; Rizzetta &amp; Co.</b>

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

The meeting was called to order and roll call performed, confirming that a quorum was present.

**SECOND ORDER OF BUSINESS**

**Consideration to Include Price as Criterion**

On a Motion by Mr. Kraynick, seconded by Ms. Martin, with all in favor, the Audit Committee approved to include Price as a criterion, for the Hawkstone Audit Committee.

**THIRD ORDER OF BUSINESS**

**Presentation of Auditor Selection Evaluation Criteria**

Ms. Newsome presented the Auditor Selection Evaluation Criteria to the Audit Committee.

On a Motion by Mr. Kraynick, seconded by Ms. Martin, with all in favor, with all in favor, the Audit Committee approved the Audit Evaluation Criteria with Price, for the Hawkstone Audit Committee.

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**FOURTH ORDER OF BUSINESS**

**Presentation of RFP for Annual Auditing Services**

Ms. Newsome presented the RFP for Annual Auditing Services.

**FIFTH ORDER OF BUSINESS**

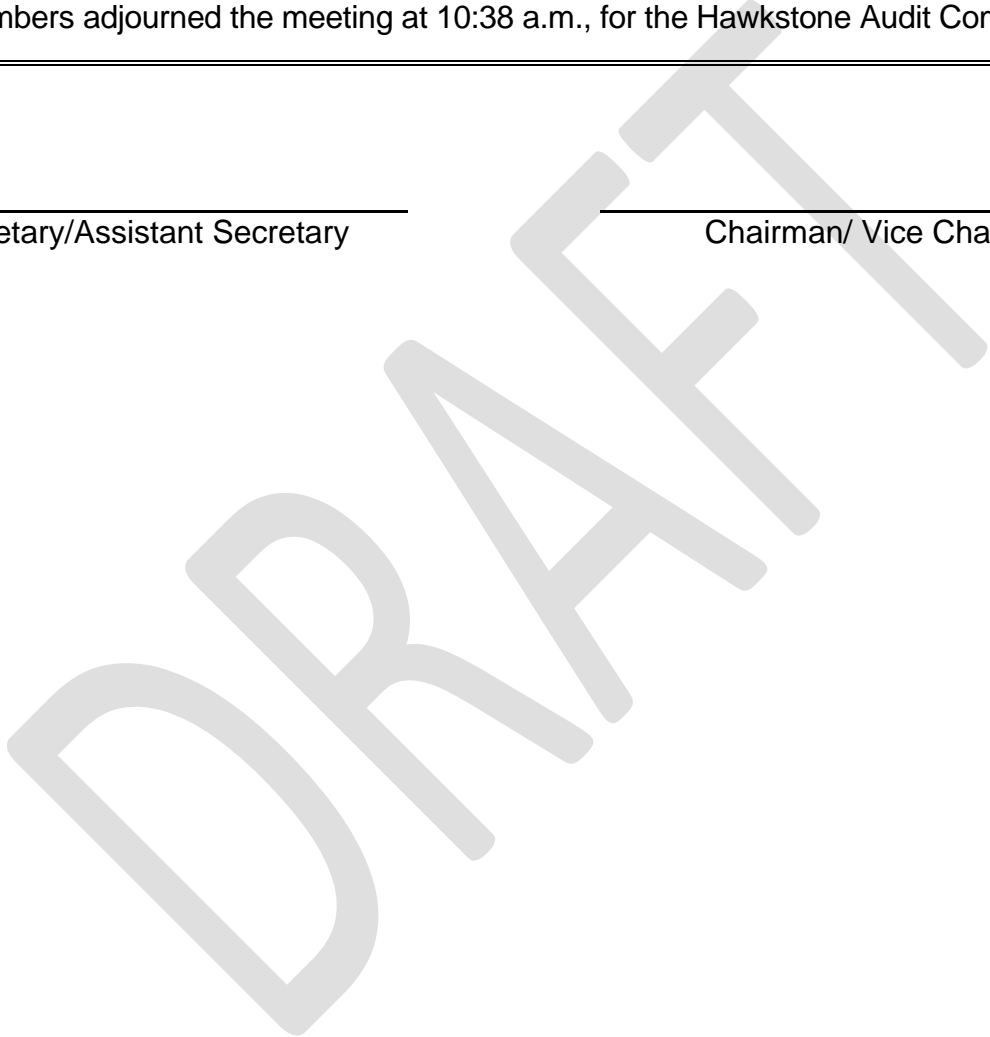
**Adjournment**

On a Motion by Mr. Bullock, seconded by Mr. Dunham, with all in favor, the Committee Members adjourned the meeting at 10:38 a.m., for the Hawkstone Audit Committee.

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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.

**HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hawkstone Community Development District was **Wednesday, May 19, 2021 at 10:38 a.m.** at the offices of Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578.

Present and constituting a quorum were:

Brent Dunham	<b>Vice Chairman</b>
Richard Jerman	<b>Assistant Secretary (phone)</b>
Allison Martin	<b>Assistant Secretary</b>
John Kraynick	<b>Assistant Secretary</b>

Also present were:

Matt Huber	<b>Regional District Manager; Rizzetta &amp; Co.</b>
Christina Newsome	<b>District Manager; Rizzetta &amp; Co.</b>
John Vericker	<b>District Counsel; Straley, Robin &amp; Vericker (phone)</b>
Tim Green	<b>Representative; Homes by Westbay</b>
Christy Cruz	<b>Administrative Assistant; Rizzetta &amp; Co.</b>

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

The meeting was called to order and roll call performed, confirming that a quorum was present.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were audience members present. There were no audience comments.

**THIRD ORDER OF BUSINESS**

**Ratification of Series 2019 AMTEC Proposal 421**

Mr. Huber presented the Series 2019 AMTEC Proposal 421 to the Board. The Board asked questions about the report. Mr. Huber answered the Board's questions.

On a Motion by Mr. Kraynick, seconded by Ms. martin, with all in favor, the Board of Supervisors ratified the Series 2019 AMTEC Proposal 421, for Hawkstone Community Development District.

46 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-04,  
Amending the Supervisor Terms to  
Even Years**

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On a Motion by Mr. Jerman, seconded by Mr. Dunham, with all in favor, the Board of Supervisors approved Resolution 2021-04, Amending the Supervisor Terms to Even years, for Hawkstone Community Development District.

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51 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-05,  
Resolution Designating Officers**

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54 The Board considered Resolution 2021-05, Resolution Designating Officers of  
55 the Board of Supervisors. Bria Bullock as Chair; Brent Dunham as Vice-Chair; Bob  
56 Schleifer as Secretary; Scott Brizendine as Treasurer; Shawn Wildermuth as Assistant  
57 Treasurer; Christina Newsome, Matt Huber, Allison Martin, John Kraynick and Richard  
58 Jerman as Assistant Secretaries.

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On a Motion by Mr. Kraynick, seconded by Ms. Martin, with all in favor, the Board of Supervisors approved Resolution 2021-05, Designating Officers, for Hawkstone Community Development District.

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61 **SIXTH ORDER OF BUSINESS**

**Consideration of Acceptance of  
Parcel ID No. U-05-31-21-ZZZ-000004-  
44750.3**

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65 The Board tabled Acceptance of Parcel ID No. U-05-31-21-ZZZ-000004-44750.3

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On a Motion by Mr. Kraynick, seconded by Ms. Allison, with all in favor, the Board of Supervisors tabled the Acceptance of Parcel ID No. U-05-31-21-ZZZ-000004-44750.3, for Hawkstone Community Development District.

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68 **SEVENTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2021/2022  
Proposed Budget**

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71 1. Consideration of Resolution 2021-03, Approving Fiscal Year 2021/2022  
72 Proposed Budget, and Setting the Public Hearing on the Final Budget

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74 Mr. Huber presented the proposed budget for Fiscal Year 2021/2022 and  
75 Resolution 2021-03. A discussion ensued.

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On a Motion by Mr. Kraynick, seconded by Ms. Martin, with all in favor, the Board of Supervisors approved Resolution 2021-03, Approving Fiscal Year 2021/2022 Proposed Budget, and Setting the Public Hearing on the Final Budget, for Hawkstone Community Development District.

85 **EIGHTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
86 **of Supervisors' Meeting held on March**  
87 **17, 2021**

88 Mr. Huber presented minutes of the Board of Supervisors' meeting held on March 17,  
89 2021 to the Board.

90 On a Motion by Ms. Martin, seconded by Mr. Dunham, with all in favor, the Board of  
91 Supervisors approved the minutes of the Board of Supervisors' Regular Meeting held on  
92 March 17, 2021, for the Hawkstone Community Development District.

93 **NINTH ORDER OF BUSINESS** **Consideration of the Operations &**  
94 **Maintenance Expenditures for March**  
95 **and April 2021**

96 Mr. Huber presented the Operations & Maintenance Expenditures for March and  
97 April 2021 to the Board of Supervisors.

98 On a Motion by Ms. Martin, seconded by Mr. Jerman, with all in favor, the Board of  
99 Supervisors ratified the Operations & Maintenance Expenditures for March 2021  
100 \$24,186.61 and April 2021 \$24,320.10, for the Hawkstone Community Development  
101 District.

102 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**

103 **A. District Counsel**

104 District Counsel had nothing to report.

105 **B. District Engineer**

106 The District Engineer was not present.

107 **C. District Manager**

108 Mr. Huber advised the Board that the next regular BOS meeting will be on  
109 Wednesday, June 16, 2021 at 10:30 a.m.

110 Mr. Huber announced that there are 0 registered voters in the Hawkstone  
111 Community Development District.

112 **TWELFTH ORDER OF BUSINESS** **Supervisor Requests**

113 Mr. Huber asked if there were any Supervisor requests. There were none.

114 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

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On a Motion by Ms. Martin, seconded by Mr. Kraynick, with all in favor, the Board of Supervisors adjourned the meeting at 11:01 a.m. for the Hawkstone Community Development District.

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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/ Vice Chairman

DRAFT

# HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

## Operation and Maintenance Expenditures May 2021 For Board Approval

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

The total items being presented: **\$32,870.89**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Hawkstone Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AMTEC	001124	6611-04-21	Assessment Rebate Report Series 2019 Area 1 04/21	\$ 450.00
AMTEC	001124	6612-04-21	Assessment Rebate Report Series 2019 Area 2 04/21	\$ 450.00
BOCC	001133	6307231026 04/21	12520 Balm Boyette Road 04/21	\$ 300.24
BOCC	001126	BOCC 043021	Account #8236700636 - HBWB - 04/21	\$ 58.08
Frontier Florida LLC dba Frontier Communications of Florida Hawkstone HOA	20210511-1 001125	813-655-1393- 121720-5 05/21 42821TECO	Clubhouse Internet 05/21 TECO Reimbursement 04/21	\$ 60.98 \$ 2,103.76
Office Pride	001132	INV-16999	Garbage Cans 04/21	\$ 191.35
Proteus Pools	001127	HAWKSTN007	Monthly Pool Service 04/21	\$ 917.00
Rizzetta & Company, Inc.	001128	INV0000058138	District Management Services 05/21	\$ 3,850.00
Rizzetta Technology Services	001129	INV0000007462	Website Email & Hosting Services 05/21	\$ 100.00
Solitude Lake Management, LLC	001135	PI-A00595726	Lake & Pond Management Services 05/21	\$ 1,385.00
Straley Robin Vericker	001130	19714	General Legal Services 04/21	\$ 1,850.00
Straley Robin Vericker	001130	19715	District Expansion Legal Services 04/21	\$ 12,931.50

# Hawkstone Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sunrise Landscape	001131	73422	Irrigation Repairs 03/21	\$ 311.80
Sunrise Landscape	001131	73423	Irrigation Repairs 03/21	\$ 426.00
Sunrise Landscape	001136	882	Monthly Landscape 05/21	\$ 6,355.00
TECO	001138	211021944320 04/21	12305 Hawkstone Trail, Well 04/21	\$ 760.68
Times Publishing	001137	0000156235 05/12/21	204055 Legal Advertising 05/21	<u>\$ 369.50</u>
<b>Report Total</b>				<b><u>\$ 32,870.89</u></b>