



Rizzetta & Company

Hawkstone Community Development District

Board of Supervisors' Regular Meeting September 17, 2025

**District Office:
2700 S. Falkenburg Rd., Suite 2745
Riverview, Florida 33578
813.533.2950**

www.hawkstonecdd.org

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.hawkstonecdd.org

District Board of Supervisors	Marlena Nitschke	Chairperson
	Allison Martin	Vice Chairperson
	John Suskauer	Assistant Secretary
	Brandon Cash	Assistant Secretary
	Nicolas DeArmas	Assistant Secretary
District Manager	Stephanie DeLuna	Rizzetta & Company, Inc.
District Counsel	Michael Broadus	Straley Robin Vericker
District Engineer	Greg Woodcock	Stantec

All Cellular phones and pagers must be turned off during the meeting.

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) 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.

**HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE · RIVERVIEW, FLORIDA · (813) 533-2950
MAILING ADDRESS – 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614
WWW.HAWKSTONECDD.ORG**

**Board of Supervisors
Hawkstone Community
Development District**

September 10, 2025

FINAL AGENDA

The regular meeting of the Board of Supervisors of the Hawkstone Community Development District will be held on **Wednesday, September 17, 2025, at 3:30 p.m.**, at the office of Rizzetta & Company Inc, located at 2700 S. Falkenburg Road, Suite 2745, Riverview FL 33578.

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A.** Landscape Inspection Services
 - i. Presentation of Landscape Inspection Report.....USC
 - ii. Sunrise Inspection Reports
 - B.** Aquatics Inspection Report.....Tab 1
 - C.** District Counsel
 - D.** District Engineer
 - E.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Consideration of Advanced Aquatics Planting Proposal.....Tab 2
 - B.** Consideration of Illuminations Holiday Lighting Proposal.....Tab 3
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors
Regular Meeting Held on August 20, 2025.....Tab 4
 - B.** Consideration of Operations and Maintenance
Expenditures for August 2025.....USC
- 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,
Stephanie DeLuna
District Manager

Tab 1



HAWKSTONE CDD

Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

9/3/2025

Prepared for:

Hawkstone

Community Development District

Prepared by:

Jacob Adams, Project Manager & Biologist

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lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



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Site Assessments

Pond 1

Comments:

Normal growth observed.

Pennywort and Torpedograss have been previously targeted for treatment and a reduction has been seen. However some still remain, these will be targeted for treatment. No issues were observed with other shoreline weeds, algae, or submersed weeds.



Pond 2

Comments:

Pond 2 looks good.

A boat was used to treat the wetland buffer side for the Torpedograss growth. Positive results were seen from this treatment. No issues with other shoreline weeds, algae, or submersed weeds were observed. Pond 2 looks great.





Site Assessments

Pond 3

Comments:

Pond 3 looks good.

Pond 3 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. Routine maintenance visits will continue to target new invasive growth.



Pond 4

Comments:

Normal growth observed.

A minimal amount of algae and Alligator weed was observed in a few spots around the shoreline perimeter. This growth is very minimal and will be targeted during upcoming maintenance visits. No other issues were observed

Fountain still clogged nozzle/broken



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Site Assessments

Pond 5

Comments:

Minor cattail growth has been treated. Positive results of this can be seen. Other invasive vegetation such as Dog Fennel, Primrose, and Thistle have shown a positive result from the treatments.



Pond 6

Comments:

Normal growth observed.

Treatments have targeted invasive growth in the wetland buffer. Positive results can be seen from these treatments. A minor amount of Sesbania growth was observed and will be targeted for treatment.





Site Assessments

Pond 7

Comments:

Treatment in progress.

This pond was recently treated for a minor amount of algae and Torpedograss. Follow up treatments will be performed as needed to continue the reduction. No other issues were observed.



Pond 8

Comments:

Normal growth observed.

Dog Fennel, Thistle, Camphorweed, and Sesbania were previously treated. A regrowth of Sesbania were observed. These will be targeted for treatment.



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Site Assessments

Pond 9

Comments:

Pond 9 looks good.

Pond 9 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. A small amount of trash was observed in a corner of the pond.



Pond 10

Comments:

Pond 10 looks good.

Overall pond 10 looks great. There is minimal amount of Cattail regrowth that will continue to be targeted. The native plants are robust are free of invasive weed growth. The native vegetation is thriving.



Site Assessments

Pond 11

Comments:

Treatments continue to target invasives grasses and weeds further in this site. Previous treatment results were positive and can be seen. Invasive growth will continue to be targeted in this site and a planting of native plants would be suggested to limit the growth of invasive vegetation.



Pond 12

Comments:

Pond 12 looks good.

A very minimal amount of algae was observed in a few spots around the perimeter. This will be treated during routine maintenance visits. No other issues were observed.



Site Assessments

Pond 13

Comments:

Normal growth observed.

Minimal amounts of Pennywort, algae, and Slender Spike Rush were observed. These growth were very minor and will be treated during the upcoming maintenance visits. No other issues were observed and pond 13 looks good overall.



Pond 14

Comments:

Pond 14 looks good.

This retention area was previously treated for Torpedograss and positive results were observed. Any new growth will be targeted while the site is under water.





Site Assessments

Pond 15

Comments:

Normal growth observed.

A minor amount of algae was observed on pond 15. Algae was previously treated and positive results were observed in the reduction of algae however some algae remains. The remaining growth will be targeted during the upcoming treatments. No other issues were observed.



Pond 16

Comments:

Treatment in progress.

Slender Spike Rush, minor amounts of algae, and Torpedograss were previously treated. The Slender Spike Rush is decomposing and the algae and Torpedograss has been reduced. The Slender Spike Rush will continue to decompose and if a follow up treatment is needed, it will be performed. No other issues were observed.



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Site Assessments

Pond 17

Comments:

Pond 17 looks good.

A minimal amount of shoreline weeds were treated and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 18

Comments:

Normal growth observed.

A minimal amount of algae, Hydrilla and Slender Spike Rush were observed. This new growth is very minimal compared to new growth seen in previous months. These will be targeted for treatment in the upcoming treatments. No other issues were observed.



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Site Assessments

Pond 19

Comments:

Pond 19 looks good.

Pond 19 was recently treated algae and shoreline weeds and positive results were observed. Pond 19 looks good and no issues with algae, submersed weeds, or shoreline weeds were observed.



Pond 20

Comments:

Pond 20 looks good.

Shoreline weeds were recently treated and show positive results. No issues were seen with algae, submersed weeds, or shoreline weeds. Pond 20 continues to look good. Some construction trash was present.



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Site Assessments

Pond 21

Comments:

Pond 21 looks good.

Previous Hydrilla treatments have shown positive results in its reduction. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 22

Comments:

Normal growth observed.

A minimal amount of southern naiad was observed. This will be targeted for treatment during the upcoming visits. No issues were observed with algae or shoreline weeds.



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Site Assessments

Pond 23

Comments:

Treatment in progress.

Previous Southern Naiad treatments have shown positive results as no issues with this submersed weed were observed. A minimal amount of algae was observed and was previously treated. The Torpedograss was also previously treated and positive results were observed.



Pond 24

Comments:

Pond 24 looks good.

The previous algae and shoreline weed growths were treated and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. Pond 24 looks great.



Site Assessments

Pond 25

Comments:

Treatment in progress.

The Torpedograss regrowth was recently treated and positive results were seen. The Torpedograss has shown a reduction and treatments will continue to further reduce this growth. No issues with algae or submersed weeds were observed.



Pond 26

Comments:

Treatment In progress

New algae growth was observed and has been targeted for treatment. Please allow 7-14 days for results to be seen. Follow up treatments for algae will continue to be performed as needed. No issues were observed with submersed weeds or shoreline weeds.





Site Assessments

Pond 27

Comments:

Treatment in progress.

Pond 27 was recently treated for a minimal amount of algae. Results can be expected in 7-14 days. No other issues were present during this inspection.



Pond 28

Comments:

Pond 28 looks good.

No issues were observed during this inspection with algae, submersed weeds, or shoreline weeds. Shoreline weeds were previously treated and positive results from this treatment were seen.



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Site Assessments

Pond 29

Comments:

Treatment in progress.

Algae and Torpedograss regrowth was treated recently and results from that treatment were seen. No issues with Cattail regrowth were seen. Follow up treatments on the algae and Torpedograss regrowth will continue until these are further reduced. No issues were observed with submersed weeds.



Pond 30

Comments:

Pond 30 looks good.

Previous treatment for Torpedograss has shown positive results in its reduction. No issues were observed with algae, submersed weeds, or shoreline weeds.





Site Assessments

Pond 31

Comments:

Pond 31 looks good.

Shoreline weeds have been treated recently and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 32

Comments:

Pond 32 looks good.

No issues were observed on pond 32 with algae, submersed weeds, or shoreline weeds. This pond continues to look good.





Site Assessments

Pond 33

Comments:

Pond 33 looks good.

Pond 33 continues to look good. There were no issues observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were previously treated and positive results were seen.



Pond 34

Comments:

Pond 34 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds and algae were treated previously and these treatments were effective at reducing both.



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Site Assessments

Pond 35

Comments:

Normal growth observed.

A minor new growth of algae and a was observed. This growth is minimal and will be targeted for treatment. No issues were observed with submersed weeds or shoreline weeds. Positive results were seen from the recent shoreline weed treatment.



Pond 36

Comments:

Pond 36 looks good.

Algae has been reduced on pond 36 from algae treatments. The shoreline weeds were also previously targeted for treatment and positive results can be seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



Site Assessments

Pond 37

Comments:

Wetland Buffer area invasive vegetation consists of Cogon grass, Primrose Willow, Caesar weed, and Thistle.



Pond 38

Comments:

Treatment in progress.

Torpedograss, Slender Spike Rush, Chara, and algae were previously treated and a reduction of these growths were observed. Slender Spike Rush and algae will receive additional follow up treatments to further reduce this recent growth. The Chara and Torpedograss growth have shown positive results in their reduction.



Site Assessments

Pond 39

Comments:

Treatment in progress.

Recent treatments have reduced algae and Torpedograss growth. Only a minimal amount of algae remain. This will continue to be targeted at this site to further reduce. No other issues were observed.



Pond 40

Comments:

Pond 40 looks good.

This pond looks good overall however there was a trace amount of algae observed and a minor amount of what looked to be construction trash. No other issues were observed.



Site Assessments

Pond 41

Comments:

Pond 41 looks good.

Previous treatments were effective at reducing the water primrose that was present during the last inspection. No issues were observed during this visit.



Pond 42

Comments:

Pond 42 looks good.

Pond 42 continues to look good. No issues were observed with algae, submersed weeds, or shoreline weeds.



Site Assessments

Pond 43

Comments:

Pond 43 looks good.

Only a very minimal amount of Torpedograss and algae were observed. Treatments for these two have continuously reduced the amount of regrowth seen. Treatments will continue to target these new growths.



Pond 44

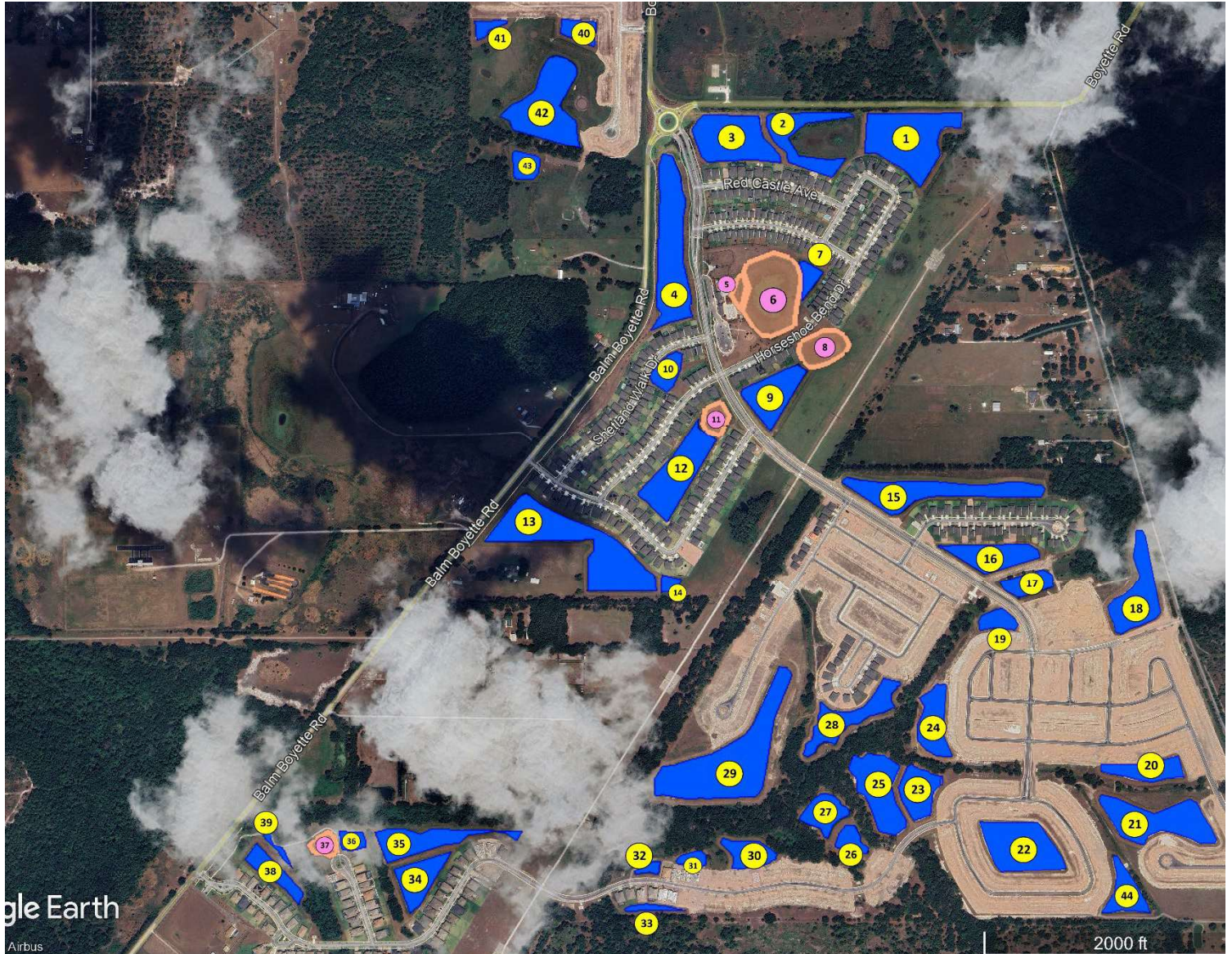
Comments:

Normal growth was observed.

A trace amount of Planktonic algae was observed. This growth is minimal and overall pond 44 looks good. No issues were observed with submersed weeds. The new growth will be targeted for treatment during the upcoming visits.



Map



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Tab 2



ADVANCED AQUATIC SERVICES, Inc.
- PLANTING PROPOSAL- **Pond #11**

September 3, 2025

**Hawkstone CDD
c/o Rizzetta and Company, Inc.
2700 S. Falkenburg Road, Suite 2745
Riverview, FL 33578**

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services:

Supply and install 3,500 native aquatic plants throughout **Pond #11**, spaced on one-foot centers. See attached map for reference. The breakdown is as follows:

- 500 - Pickerelweed (*Pontederia cordata*)
- 500 - Duck Potato (*Sagittaria latifolia*)
- 2,500 - Gulf Spike Rush (*Eleocharis cellulosa*)

The selected plant species are well-suited for wetland restoration and will aid in improving water quality, providing habitat, and stabilizing pond banks.

Total \$4,375.00

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Signature: _____ Title: _____

Print Name: _____ Date: _____

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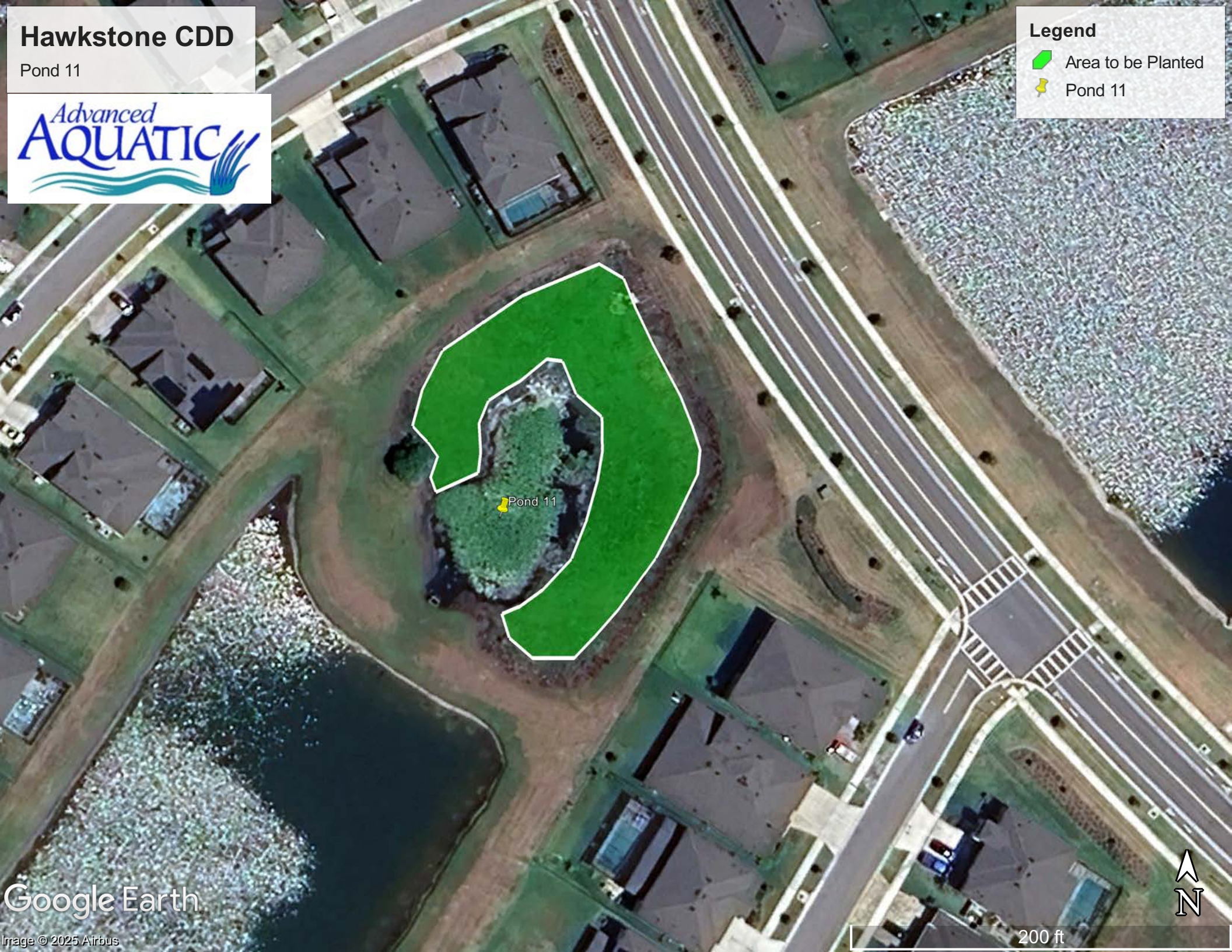
Hawkstone CDD

Pond 11



Legend

-  Area to be Planted
-  Pond 11



Google Earth

Image © 2025 Airbus



200 ft

Tab 3

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Hawkstone CDD
3434 Colwell Ave; Suite 200
Tampa, FL 33614
Attn: Stephanie DeLuna

(813) 533-2950

JOB DESCRIPTION
Christmas Lighting Proposal for Hawkstone CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Front Entrance	
Entrance and Exit Sign - Balm Boyette Rd and Hawkstone Trail Blvd Install WW C9s outlining entire upper rail of front entrance sign Install 4 wreaths with lights and bow on 3 columns of front entrance sign Install WW LED minis on 11 palm trees behind front entrance sign (5 entr / 6 exit)	\$7,100.00
Entrance Sign and Exit Sign - Balm Boyette Rd and Woodland Spur Dr Install 4 unlit wreaths with bow on 3 columns of front entrance sign Note: both entrance and exit side - total of 8 wreaths	\$1,750.00
Entrance Monument - Hinton Area - Hawkstone Trail Blvd Install 4 wreaths with lights and bow on 3 columns of front entrance sign	\$1,250.00
Front Entrance - Balm Boyette Rd and Swiss Bridge Dr	\$4,100.00
Entrance Sign Install warm white C9s outlining entire upper rail of front entrance sign Install 4 Wreaths with lights and bow on 3 columns of front entrance sign Install warm white LED minis on 6 palm trees behind front entrance sign	
Amenity Center Install warm white C9s outlining perimeter of roofline (3 sides) Requires 50% Deposit	NA
TOTAL ESTIMATED JOB COST	\$14,200.00

* Price includes rental of materials, labor, installation, service and removal.

* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.

* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.

* Assumes adequate power available. If additional power needed community responsible for providing.

* Remaining balance of project due upon receipt of invoice after installation.

* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Tim Gay
PREPARED BY

9/6/2025
DATE

AUTHORIZED SIGNATURE FOR HAWKSTONE CDD

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Hawkstone CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Tab 4

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board concerning 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, August 20, 2025, at 3:30 p.m.** at the office of Rizzetta & Company, Inc. located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578.

Present and constituting a quorum were:

Marlena Nitschke
Allison Martin
Brandon Cash

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Stephanie DeLuna
Michael Broadus
Greg Woodcock
John Fowler
Jason Jaszak

District Manager; Rizzetta & Co.
District Counsel; Straley Robin Vericker *(via phone)*
District Engineer, Stantec
FSM, Rizzetta & Co.
Account Manager, Advanced Aquatics

Audience

Present

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. DeLuna called the meeting to order and performed a roll call, confirming a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Services

1. Presentation of Landscape Inspection Report

Mr. Fowler reviewed items in need of attention within the landscape inspection report. There are turf issues and a washout that needs adjustment.

2. Sunrise Inspection Reports

3. Consideration of Sunrise Irrigation Proposal

The irrigation inspection proposal WO 25493, \$1,183.71, was presented to the Board.

On a Motion by Mrs. Martin seconded by Mr. Cash, with all in favor, the Board of Supervisors approved Sunrise WO 25493, in the amount of \$1,183.71 for irrigation repairs, for the Hawkstone Community Development District.

B. Aquatic Inspection Report

Mr. Jasczak reviewed pond improvements. Ponds 7, 11, 26, and 29, are still being monitored for adjustments to speed up improved visual appearance.

The fountain on Pond 4 is spraying low. A proposal was requested to make repairs.

C. District Counsel

Mr. Broadus was present by phone and provided an update on construction funds and surplus. The funds can be used for stormwater projects, so long as the Developer states there are no outstanding projects.

D. District Engineer

Mr. Woodcock was present via phone. The erosion repair is on hold, and there was no additional comments.

E. District Manager

Ms. DeLuna announced the next CDD meeting will be held September 17, 2025, at 3:30 p.m., at the offices of Rizzetta & Company.

1. Consideration of 2024-2025 Goals and Objectives Report

Ms. DeLuna outlined the goals and objectives of 2024-2025.

On a Motion by Mr. Cash seconded by Mrs. Martin, with all in favor, the Board of Supervisors approved the 2024-2025 Goals and Objectives Report, for the Hawkstone Community Development District.

FOURTH ORDER OF BUSINESS

Business Items

A. Acceptance of Second Quarter Website Audit

On a Motion by Mrs. Martin seconded by Mr. Cash, with all in favor, the Board of Supervisors accepted the Second Quarter Website Audit, for the Hawkstone Community Development District.

B. Consideration of Temporary Access Agreement 14687 Horse Trot Rd.

On a Motion by Mrs. Martin seconded by Ms. Nitschke, with all in favor, the Board of Supervisors ratified the Temporary Access Agreement – 14687 Horse Trot Rd., for the Hawkstone Community Development District.

C. Consideration of Weiser Security Proposal and Agreement

On a Motion by Mr. Cash seconded by Ms. Nitschke, with all in favor, the Board of Supervisors approved for District Staff to work with the Chair / Vice Chair outside of a meeting to find a security company, with a not to exceed amount of \$82,020.95, for the Hawkstone Community Development District.

D. Consideration of District Management Services Agreement

On a Motion by Mrs. Martin seconded by Mr. Cash, with all in favor, the Board of Supervisors approved the District Management Services Agreement, with District Counsel review, for the Hawkstone Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of the Board of Supervisors Meeting held on July 23, 2025

On a Motion by Mrs. Martin seconded by Mr. Cash, with all in favor, the Board of Supervisors approved the minutes from the regular meeting of the Board of Supervisors held on July 23, 2025, as presented, for the Hawkstone Community Development District.

B. Ratification of Operation and Maintenance Expenditures for July 2025

On a Motion by Mrs. Martin seconded by Mr. Cash, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for July 2025 (\$86,829.55), for the Hawkstone Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

Mrs. Martin allowed public comments. The light cover in the lap pool is missing a screw. A discussion ensued on security companies. Bus stops were discussed. The pickleball court was discussed.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mrs. Martin, seconded by Mr. Cash, with all in favor, the Board of Supervisors adjourned the meeting at 4:08 p.m., for the Hawkstone Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

DRAFT