



Rizzetta & Company

# **Grand Hampton Community Development District**

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**Board of Supervisors' Meeting  
December 5, 2019**

**District Office:  
12750 Citrus Park Lane, Suite 115  
Tampa, Florida 3625  
813.933.5571**

**[www.grandhamptoncdd.org](http://www.grandhamptoncdd.org)**

# **GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT AGENDA**

at the Grand Hampton Clubhouse, located at 8301 Dunham Station Drive, Tampa, FL  
33647

<b>District Board of Supervisors</b>	Mercedes Tutich Donna Kempinski Larry Wasserberger Joe Farrell Shawn Cartwright	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Greg Cox	Rizzetta & Company, Inc.
<b>District Attorney</b>	John Vericker	Straley & Robin
<b>Interim District Engineer</b>	Rick Schappacher	Schappacher Engineering

**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 813-933-5571. 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.

November 27, 2019

Board of Supervisors  
Grand Hampton Community  
Development District

**AGENDA**

Dear Board Members:

The Grand Hampton Community Development District regular meeting of the Board of Supervisors will be held on **Thursday, December 5, 2019 at 3:00 p.m.** at the Grand Hampton Clubhouse, located at 8301 Dunham Station Drive, Tampa, FL 33647. The following is the agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS**
3. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on October 3, 2019 ..... Tab 1
  - B. Consideration of Operation & Maintenance Expenditures September & October 2019 ..... Tab 2
4. **BUSINESS ITEMS**
  - A. Discussion of Pond Access
  - B. Discussion of Pond Inspection Report – Allen Zacchino... Tab 3
  - C. Presentation of Aquatics Report – Aquatic Systems..... Tab 4
5. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
    1. Pond Bank Repair Update..... Tab 5
  - C. District Manager
    1. Financial Status Update
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

I 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) 933-5571.

Sincerely,

*Greg Cox*

Greg Cox  
District Manager

cc: Mercedes Tutich, Chairman  
John Vericker, District Counsel

# Tab 1

**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.

**GRAND HAMPTON  
COMMUNITY DEVELOPMENT DISTRICT**

The Grand Hampton Community Development District regular meeting of the Board of Supervisors was held on **Thursday, October 3, 2019 at 3:00 p.m.** at the Grand Hampton Clubhouse located at 8301 Dunham Station Drive, Tampa, Florida 33647.

Present and constituting a quorum:

Mercedes Tutich	<b>Board Supervisor, Chairman</b>
Larry Wasserberger	<b>Board Supervisor, Assistant Secretary</b>
Joe Farrell	<b>Board Supervisor, Assistant Secretary</b>
Shawn Cartwright	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Greg Cox	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Vivek Babbar	<b>District Counsel, Straley Robin Vericker (via phone)</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Patrick Brophy	<b>Representative, Aquatic Systems</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Cox called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

No audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors' Meeting held on  
September 5, 2019**

Mr. Cox presented the meeting minutes for the Board's consideration.

On a Motion by Mr. Farrell, seconded by Mr. Wasserberger, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 5, 2019, as presented, for the Grand Hampton Community Development District.
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47 **FOURTH ORDER OF BUSINESS** **Consideration of Operation &**  
48 **Maintenance Expenditures for August**  
49 **2019**  
50

51 Mr. Cox presented the August 2019 Operation and Maintenance expenditures for  
52 the Board's consideration.  
53

On a Motion by Mr. Cartwright, seconded by Ms. Tutich, with all in favor, the Board of Supervisors approved to ratify the August 2019 Operations and Maintenance Expenditures payments in the amount of \$14,582.28, for the Grand Hampton Community Development District.

54 **FIFTH ORDER OF BUSINESS** **Discussion of Pond Access**  
55  
56

57 The Board received an update from Mr. Cox regarding the status of the access  
58 issues for pond #14 and pond #45. He noted that gates had been installed at the  
59 residence with the maintenance easement for pond #14 and that a vendor was visiting  
60 pond #45 to provide an estimate to remove the Palm and other vegetation that was  
61 blocking the bank on pond #45.  
62

63 **SIXTH ORDER OF BUSINESS** **Discussion of Pond Inspection Report**  
64

65 There was no pond inspection report provided by Allen Zacchino for this month  
66 for review due to a family emergency.  
67

68 **SEVENTH ORDER OF BUSINESS** **Presentation of Aquatics Report**  
69

70 Mr. Patrick Brophy, with Aquatic Systems, presented the pond maintenance  
71 monthly report to the Board.  
72

73 **EIGHTH ORDER OF BUSINESS** **Consideration of First Addendum to**  
74 **Professional District Services**  
75 **Contract**  
76

On a Motion by Mr. Cartwright, seconded by Ms. Tutich, with all in favor, the Board of Supervisors approved the First Addendum to Professional District Services Contract for Rizzetta & Company, Inc., for the Grand Hampton Community Development District.

77 **NINTH ORDER OF BUSINESS** **Staff Reports**  
78  
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80 **A. District Counsel**  
81

82 No update.  
83

84 **B. District Engineer**  
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86 The Board received a District Engineer report from Mr. Schappacher regarding the  
87 status of the pond bank repair work still underway. Mr. Schappacher explained  
88 that there was still bank sod to be installed.

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**C. District Manager**

Mr. Cox informed the Board that the next Board meeting would take place on November 7, 2019 at 3:00 p.m. and provided an update of current financial status of the District as of July 2019.

Several Board members acknowledged that they would be unable to attend the meeting on that date and so it was determined that barring some other requirements surfacing, the November meeting may be cancelled.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

On a Motion by Mr. Cartwright, seconded by Ms. Tutich, with all in favor, the Board of Supervisors adjourned the meeting at 3:37 p.m. for the Grand Hampton Community Development District
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\_\_\_\_\_  
Secretary / Assistant Secretary

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Chairman / Vice Chairman

## **Tab 2**



# GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

## Operation and Maintenance Expenditures September 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2019 through September 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$12,440.37**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson  
\_\_\_\_\_ Vice Chairperson  
\_\_\_\_\_ Assistant Secretary

**Grand Hampton Community Development District**  
**Paid Operation & Maintenance Expenditures**  
September 1, 2019 Through September 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Donna Kempinski	001748	DK090519	Board of Supervisors Meeting 09/05/19	\$ 200.00
Egis Insurance Advisors LLC	001746	9324	Commercial Property - Renewal Policy 19/20	\$ 5,645.00
Joseph Farrell	001747	JF090519	Board of Supervisors Meeting 09/05/19	\$ 200.00
Mercedes Tutich	001750	MT090519	Board of Supervisors Meeting 09/05/19	\$ 200.00
Rizzetta & Company, Inc.	001740	INV0000043167	District Management Fees 09/19	\$ 3,828.25
Rizzetta Amenity Services, Inc	001744	INV00000000006632	Actual Bi-Weekly Payroll 09/06/19	\$ 747.13
Rizzetta Amenity Services, Inc	001751	INV00000000006661	Auto Mileage/Travel 08/19	\$ 187.68
Rizzetta Technology Services, LLC	001741	INV0000004725	Website Hosting Services 09/19	\$ 100.00
Schappacher Engineering, LLC	001749	1430	Engineering Services 08/19	\$ 453.75
Shawn Cartwright	001745	SC090519	Board of Supervisors Meeting 09/05/19	\$ 200.00
Straley Robin Vericker	001743	17369 08/26/19	Professional Services 08/19	\$ <u>678.56</u>
<b>Report Total</b>				<b>\$ <u>12,440.37</u></b>

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# GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

## Operation and Maintenance Expenditures October 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2019 through October 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$85,677.58**

Approval of Expenditures:

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\_\_\_\_\_

Chairperson

\_\_\_\_\_

Vice Chairperson

\_\_\_\_\_

Assistant Secretary

**Grand Hampton Community Development District**  
**Paid Operation & Maintenance Expenditures**  
 October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Systems, Inc.	001752	0000455581	Monthly Lake and Wetland Services 09/19	\$ 3,420.00
Aquatic Systems, Inc.	001767	0000458504	Monthly Lake and Wetland Services 10/19	\$ 3,420.00
Crosscreek Environmental, Inc.	001764	6859	Bank Restoration 10/19	\$ 62,386.35
Greg Cox	001766	A0329240000	2016 Tax Deed Redemption	\$ 863.25
Joseph Farrell	001756	JF100319	Board of Supervisors Meeting 10/03/19	\$ 200.00
Larry S. Wasserberger	001757	LW100319	Board of Supervisors Meeting 10/03/19	\$ 200.00
Mercedes Tutich	001760	MT100319	Board of Supervisors Meeting 10/03/19	\$ 200.00
Rizzetta & Company, Inc.	001758	INV0000043777	Assessment Roll Preparation FY 19/20	\$ 5,000.00
Rizzetta & Company, Inc.	001761	INV0000043905	District Management Fees 10/19	\$ 3,947.00
Rizzetta Amenity Services, Inc	001759	INV00000000006720	Amenity Management Services 10/19	\$ 400.00
Rizzetta Amenity Services, Inc	001765	INV00000000006776	Actual Bi-Weekly Payroll 09/20/19	\$ 178.23
Rizzetta Technology Services, LLC	001768	INV0000004810	Website Hosting Services 10/19	\$ 100.00
Schappacher Engineering, LLC	001762	1449	Engineering Services 09/19	\$ 495.00
Shawn Cartwright	001755	SC100319	Board of Supervisors Meeting 10/03/19	\$ 200.00
Straley Robin Vericker	001753	17488	Professional Services 09/19	\$ 430.00

# Grand Hampton Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	001769	17579	Professional Services 10/19	\$ 440.00
Times Publishing Company	001754	0000017288 09/20/19	Legal Advertising 09/19	\$ 242.00
U.S. Bank	001763	5499419	Trustee Fees Series 2014 09/19-08/20	<u>\$ 3,555.75</u>
<b>Report Total</b>				<b><u>\$ 85,677.58</u></b>