



Rizzetta & Company

# Grand Hampton Community Development District

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**Board of Supervisors'  
Regular Meeting  
September 1, 2022**

**District Office:  
5020 W. Linebaugh Ave Ste 240  
Tampa, Florida 33624  
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 Shawn Cartwright Joe Farrell Alicia Stremming Vacant	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Attorney</b>	Dana Collier	Straley, Robin & Vericker
<b>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.

**GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT  
DISTRICT OFFICE - Tampa, Florida 33625 (813) 994-1001  
MAILING ADDRESS – 3434 Colwell Ave, Suite 200, Tampa, Florida 33614  
www.grandhamptoncdd.org**

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**August 24, 2022**

**Board of Supervisors  
Grand Hampton Community  
Development District**

**FINAL AGENDA**

Dear Board Members:

The Grand Hampton Community Development District regular meeting of the Board of Supervisors will be held on **Thursday, September 1, 2022 at 3:00 p.m.** to be conducted 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. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS**
- 4. BUSINESS ITEMS**
  - A. Consideration of the First Addendum to the Professional Amenity Services Contract.....Tab 1
  - B. Consideration of First Addendum to Campus Suite Website Contract.....Tab 2
- 5. STAFF REPORTS**
  - A. District Counsel
    1. Discussion of BK Land
  - B. District Engineer
  - C. August Field Inspection Report
  - D. Presentation of Aquatics Report
    1. Review of Waterway Inspection Report for August 2022.....Tab 3
    2. Discussion of Site 41
  - E. District Manager
    1. Presentation of August District Manager Report.....Tab 4
    2. Presentation of July Financial Statement.....Tab 5
- 6. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on August 4, 2022.....Tab 6
  - B. Consideration of Operation & Maintenance Expenditures for July 2022.....Tab 7

7. **SUPERVISOR REQUESTS**
8. **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,

*Matthew Huber*

Matthew Huber  
District Manager

# Tab 1

**FIRST ADDENDUM TO THE CONTRACT FOR  
PROFESSIONAL AMENITY SERVICES**

This FIRST Addendum to the Contract for Professional Amenity Services (this “**FIRST Addendum**”), is made and entered into as of the 2022 day of October 1st (the “**Effective Date**”), by and between Grand Hampton Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Hillsborough County, Florida (the “**District**”), and Rizzetta & Company, Inc., a Florida corporation (the “**Consultant**”).

**RECITALS**

**WHEREAS**, the District and the Consultant entered into the Contract for Professional Amenity Services dated Oct. 1<sup>st</sup>, 2016 (the “**Contract**”), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this FIRST Addendum as of the Effective Date.

**Rizzetta & Company, Inc.**

**Grand Hampton  
Community Development District**

By: \_\_\_\_\_  
William J. Rizzetta, President

By: \_\_\_\_\_  
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

**EXHIBIT B  
SCHEDULE OF FEES**

<b>AMENITY MANAGEMENT SERVICES:</b>	
Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of <b>October 1, 2022 to September 30, 2023.</b>	
<b>PERSONNEL:</b>	
<b>Full Time Personnel (40 hours per week)</b>	
-Field Manager	
	<b>ANNUAL</b>
Budgeted Personnel Total <sup>(1)</sup>	\$ 10,710.
General Management and Oversight <sup>(2)</sup>	\$ 4,800.
<b>Total Services Cost:</b>	<b>\$ 15,510.</b>

**(1).** Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

**(2).** General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.



## **Tab 2**



# Addendum

## Addendum A to Campus Suite Contract:

Contract effective date: 1/1/2022

## Statement of Work

### 2. Maintenance and Management of the Website.

2. Remediate in an ADA compliant format new documents uploaded by the District Manager to the document portal;\*

\*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

## Website Creation and Management Agreement

### B. Maintenance.

ii. remediate new documents on an unlimited basis; for any agenda packages, Contractor shall turn around the remediated version within two (2) business days; any updates or fixes needed to the agenda requiring remediation shall be remediated within 48 hours of the District Manager's submission for such request.

### Section 3. Compensation.

**B. Maintenance.** For performance of the Services as provided in Section 2(B) of this Agreement, starting October 1, 2019 the District shall pay Contractor (\$1,537.50) per year, payable in one annual installment for Ongoing PDF Accessibility Compliance Service and Website Services. Parties understands and acknowledges that this includes (i) the annual fee for the domain name for the District's Website, which Contractor shall pay, at its sole expense, on behalf of the District; and (ii) document remediation pursuant to Section 2(B)(iii).

**PROVIDER:** Innersync Studio, Ltd.

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

Authorized Representative

Innersync Studio, LLC

**USER:** Grand Hampton Community Development District

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

Print name: \_\_\_\_\_

## **Tab 3**

# SOLITUDE

LAKE MANAGEMENT



## Grand Hampton CDD Waterway Inspection Report

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**Reason for Inspection:**

**Inspection Date:** 2022-08-23

**Prepared for:**

Darryl Adams, District Manager  
Rizzetta & Company  
12750 Citrus Park Lane, Suite 115  
Tampa, Florida 33625

**Prepared by:**

Nick Margo, Aquatic Biologist

Wesley Chapel Field Office  
SOLITUDELAKEMANAGEMENT.COM  
888.480.LAKE (5253)

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Site: 1

Comments:

Site looks good

The site is in good condition with minimal issues affecting the site currently. There is a healthy monoculture of duck potato along the perimeter.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 2

Comments:

Normal growth observed

The most southern portion of the site contains a cove of wind swept algae. In some places you can count 3-4 different algae species within the mat.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 3

Comments:

Site looks good

The site continues to remain in good condition with a healthy diversity of native, beneficial vegetation and minimal nuisance species.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 4

**Comments:**

Normal growth observed  
The site contains both a filamentous algae bloom and a planktonic algae bloom as evident by the water's color.



**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

Site: 5

**Comments:**

Site looks good  
The site continues look good and has minimal seasonal shoreline weed growth.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 6

**Comments:**

Site looks good  
The site remains in good condition with a strong stand of native, beneficial Gulf Spikerush.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 7

Comments:

Site looks good  
The site remains in good condition with minimal nuisance, shoreline species present.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 8

Comments:

Normal growth observed  
The algae is not nearly as bad as last month but will still require more treatments to control the algae species blooming.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 9

Comments:

Normal growth observed  
The site has an algae bloom most likely from runoff and nutrient load after being dry for so long.



Action Required:

Routine maintenance next visit

Target:

Surface algae

July, 2022

August, 2022



Site: 10

**Comments:**

Normal growth observed

The algae from two months ago rebounded and we will have to look at using a different chemical set to use against the algae.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



Site: 11

**Comments:**

Normal growth observed

The site was recently treated for algae and may require another treatment to gain full control.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



Site: 12

**Comments:**

Site looks good

The site remains in good condition with minimal nuisance, shoreline species.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 13

**Comments:**

Site looks good

The site is in much improved condition with the least amount of algae it has had in a while.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 14

**Comments:**

Normal growth observed

There is still notable decay along the shoreline of the site and some of the torpedograss will require reapplication.

**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss



Site: 15

**Comments:**

Normal growth observed

The algae came back to the site and will require treatment to control again.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



Site: 16

**Comments:**

Normal growth observed

The band of nuisance weeds along the perimeter is more prominent than it normally is most likely due to the increased water level.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



Site: 17

**Comments:**

Normal growth observed

The site contains some rebound algae growth.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



Site: 18

**Comments:**

Site looks good

The site is in good condition with minimal Chara and minimal nuisance, shoreline weeds.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 19

Comments:

Normal growth observed

The site has Chara growth that is topping out creating what looks like surface algae mats.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



Site: 20

Comments:

Normal growth observed

The site contains some torpedograss regrowth along the shoreline.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 21

Comments:

Normal growth observed

The site contains filamentous algae in the shallow portion of the site.

Action Required:

Routine maintenance next visit

Target:

Surface algae



## Site: 22

### Comments:

Normal growth observed

The site has some algae from decay of a recent shoreline weed treatment.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 23

### Comments:

Normal growth observed

The site contains some seasonal nuisance species growth and a lot of grass clippings.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



## Site: 24

### Comments:

Normal growth observed

The site has some submersed Chara regrowth.

### Action Required:

Routine maintenance next visit

### Target:

Sub-surface algae



Site: 25

Comments:

Normal growth observed

The site has spots of decay where torpedograss stands were precious but is in overall good condition.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 26

Comments:

Site looks good

The site continues to look in good condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 27

Comments:

Normal growth observed

The site contains torpedograss regrowth along the perimeter and has some filamentous algae as well.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 28

Comments:

Normal growth observed

The site still has algae along the open shoreline area.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 29

Comments:

Normal growth observed

There is more decay from the previous grass & brush treatment which has led to more algae.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 30

Comments:

Normal growth observed

The site has minimal nuisance vegetation but can use a reapplication for algae control. The water clarity is good.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 31

**Comments:**

Normal growth observed

The site has a lot of sub-surface Chara that is topping out and creating what looks like algae mats.



**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

Site: 32

**Comments:**

Site looks good

The site remains in good condition with a strong stand of native, gulf spikerush along the perimeter of the site.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 33

**Comments:**

Normal growth observed

There is a significant swath of filamentous algae at both ends of the site.



**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



Site: 34

**Comments:**

Normal growth observed

There is a bloom of a fleshy-colored filamentous algae along the perimeter of the site.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



Site: 35

**Comments:**

Normal growth observed

The site contains some seasonal algae mats along the perimeter of the site.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



Site: 36

**Comments:**

Normal growth observed

The site has minimal nuisance, shoreline vegetation. The algae from the past looks to have rebounded along the shoreline.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



Site: 37

**Comments:**

Normal growth observed

The algae is greatly reduced from last month but the southern cove of the site still has a lot of windswept mats and the site will require retreatment.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



Site: 38

**Comments:**

Treatment in progress

The site has a lot of decay from last month's spatterdock and grass treatment that led to a lot of algae.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



Site: 39

**Comments:**

Normal growth observed

The site has been treated twice recently but still contains filamentous algae and will require reapplication.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



Site: 40

**Comments:**

Site looks good  
The site is in good condition with minimal nuisance, shoreline species and minimal algae.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 41

**Comments:**

Site looks good  
The site remains in good condition with an excellent diversity of native, beneficial vegetation.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 42

**Comments:**

Treatment in progress  
The site was treated twice recently but will require reapplication.



**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

Site: 43

**Comments:**

Normal growth observed

The site contains both filamentous and planktonic algae blooms but minimal shoreline weeds.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



Site: 44

**Comments:**

Normal growth observed

The site has some seasonal, shoreline weed growth including torpedograss and pennywort.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



Site: 45

**Comments:**

Normal growth observed

The site has some filamentous algae that has cropped up along the perimeter of the site.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



Site: 46

**Comments:**

Site looks good

The site has water in it now but remains in good condition.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 47

**Comments:**

Normal growth observed

The site has some hydrilla growing along the perimeter.



**Action Required:**

Routine maintenance next visit

**Target:**

Hydrilla

Site: 48

**Comments:**

Site looks good

The site remains in good condition with no major shoreline weeds or algae blooms at this time.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 49

**Comments:**

Site looks good

The site remains in good condition with no major shoreline weeds or algae blooms at this time.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site:

**Comments:**

**Action Required:**

**Target:**

**Management Summary**

A lot of the sites are at the high watermark. We are getting enough rain to fill them up, but not enough to turn the water over so all the runoff, grass clippings, etc that are washing in are greatly contributing towards some algae issues across the property.

While our entrance pond is better than it is historically this time of year, we are seeing larger blooms on sites that normally don't get them like 34, 10, 37 & 38.

While not all, there are a few sites that had an uptick in shoreline weed growth from the elevated water level. This has a tendency to trigger weed seed in the higher parts of the banks. Site 4 and 24 are good examples here.

For the most part we need to focus on algae treatments and chipping away at what blooms we currently have while hoping more do not pop up in the process.

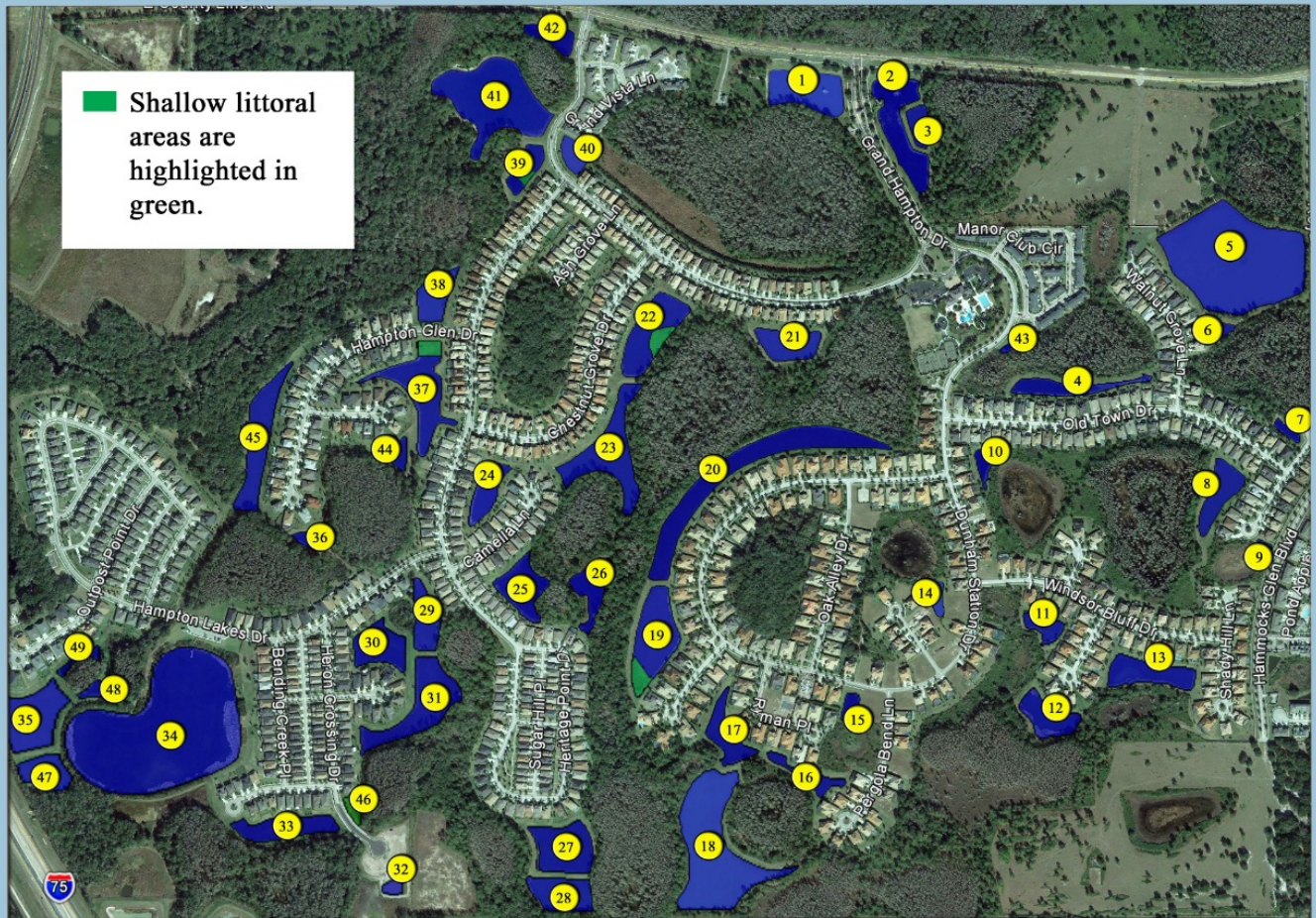
Thank You For Choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
1	Site looks good	Species non-specific	Routine maintenance next visit
2	Normal growth observed	Surface algae	Routine maintenance next visit
3	Site looks good	Species non-specific	Routine maintenance next visit
4	Normal growth observed	Surface algae	Routine maintenance next visit
5	Site looks good	Species non-specific	Routine maintenance next visit
6	Site looks good	Species non-specific	Routine maintenance next visit
7	Site looks good	Species non-specific	Routine maintenance next visit
8	Normal growth observed	Surface algae	Routine maintenance next visit
9	Normal growth observed	Surface algae	Routine maintenance next visit
10	Normal growth observed	Surface algae	Routine maintenance next visit
11	Normal growth observed	Surface algae	Routine maintenance next visit
12	Site looks good	Species non-specific	Routine maintenance next visit
13	Site looks good	Species non-specific	Routine maintenance next visit
14	Normal growth observed	Torpedograss	Routine maintenance next visit
15	Normal growth observed	Surface algae	Routine maintenance next visit
16	Normal growth observed	Shoreline weeds	Routine maintenance next visit
17	Normal growth observed	Surface algae	Routine maintenance next visit
18	Site looks good	Species non-specific	Routine maintenance next visit
19	Normal growth observed	Sub-surface algae	Routine maintenance next visit
20	Normal growth observed	Torpedograss	Routine maintenance next visit
21	Normal growth observed	Surface algae	Routine maintenance next visit
22	Normal growth observed	Surface algae	Routine maintenance next visit
23	Normal growth observed	Torpedograss	Routine maintenance next visit

Site	Comments	Target	Action Required
24	Normal growth observed	Sub-surface algae	Routine maintenance next visit
25	Normal growth observed	Torpedograss	Routine maintenance next visit
26	Site looks good	Species non-specific	Routine maintenance next visit
27	Normal growth observed	Torpedograss	Routine maintenance next visit
28	Normal growth observed	Surface algae	Routine maintenance next visit
29	Normal growth observed	Surface algae	Routine maintenance next visit
30	Normal growth observed	Surface algae	Routine maintenance next visit
31	Normal growth observed	Surface algae	Routine maintenance next visit
32	Site looks good	Species non-specific	Routine maintenance next visit
33	Normal growth observed	Surface algae	Routine maintenance next visit
34	Normal growth observed	Surface algae	Routine maintenance next visit
35	Normal growth observed	Surface algae	Routine maintenance next visit
36	Normal growth observed	Surface algae	Routine maintenance next visit
37	Normal growth observed	Surface algae	Routine maintenance next visit
38	Treatment in progress	Surface algae	Routine maintenance next visit
39	Normal growth observed	Surface algae	Routine maintenance next visit
40	Site looks good	Species non-specific	Routine maintenance next visit
41	Site looks good	Species non-specific	Routine maintenance next visit
42	Treatment in progress	Submersed vegetation	Routine maintenance next visit
43	Normal growth observed	Surface algae	Routine maintenance next visit
44	Normal growth observed	Shoreline weeds	Routine maintenance next visit
45	Normal growth observed	Surface algae	Routine maintenance next visit
46	Site looks good	Species non-specific	Routine maintenance next visit



<b>Site</b>	<b>Comments</b>	<b>Target</b>	<b>Action Required</b>
47	Normal growth observed	Hydrilla	Routine maintenance next visit
48	Site looks good	Species non-specific	Routine maintenance next visit
49	Site looks good	Species non-specific	Routine maintenance next visit



PCB 1/2020



Service History Report

August 15, 2022
50097

Grand Hampton CDD

Date Range: 07/01/22..07/31/22

Toll Free: (888) 480-5253
Fax: (888) 358-0088
www.solitudelakemanagement.com

Table with 4 columns: Service Date, No., Order No., Contract No., Technician Name and State License #s, Service Item #, Description, Lake No., Lake Name. Includes technician comments and inspection status.

Table with 4 columns: Service Date, No., Order No., Contract No., Technician Name and State License #s, Service Item #, Description, Lake No., Lake Name. Includes technician comments and inspection status.

Table with 4 columns: Service Date, No., Order No., Contract No., Technician Name and State License #s, Service Item #, Description, Lake No., Lake Name. Includes technician comments and inspection status.

Inspected for Aquatic Weeds

OK

=====

**Service Date** 7/29/2022 **5472**

**No.** PI-A00861355

**Order No.** SMOR-626904

**Contract No.** SVR47931

**Technician Name and State License #s**  
 Nick P. Margo (FL-CM22624)

Service Item #	Description	Lake No.	Lake Name
5472-LAKE-ALL	Grand Hampton Cdd-Lake-ALL	49	Grand Hampton Cdd-Lake-ALL

Technician's Comments: -Treated Algae: 22,29,30-Treated Floating Weeds: 22-Treated Grass & Brush: 22 thru 49

General Comments: Inspected Lake

Inspected for algae Treated

Inspected for Aquatic Weeds OK

# Tab 4



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** October 6, 2022, at 3:00pm
- **Next Election (Seats):** Term 11/18 – 11/22 (Seat 1-Mercedes) Unopposed; Term 11/18-11/22 (Seat 2-Alicia) Unopposed; Term 11/18-11/22 (Seat 3) Vacant

District  
Manager's  
Report

September 1

2022

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<u>FINANCIAL SUMMARY</u>		<u>7/31/2022</u>
General Fund Cash & Investment Balance:		\$382,834
Reserve Fund Cash & Investment Balance:		\$307,920
Debt Service Fund Investment Balance:		<u>\$417,828</u>
<b>Total Cash and Investment Balances:</b>		<b>\$1,108,582</b>
<b>General Fund Expense</b>		<b>Under</b>
<b>Variance: \$16,752</b>		<b>Budget</b>



Rizzetta & Company

### Supervisor Request Updates

**Budget-** The General Fund is under budget by \$16,752. The Board is trending in the right direction.

### Supervisor Requests –

- Proposed Budget- Grand Hampton Adopted Proposed Budget for FY 2022-2023 was sent to the County and the District in compliance.
- BK Land- District Engineer, District Counsel, and I had a conference call regarding this issue. We will have information for the Board at the meeting.
- An arborist came onsite to investigate an area of concern. I'm just waiting on the Arborist report.
- EGIS Insurance-Grand Hampton Insurance application has been completed. I will receive the agreement in the next couple of weeks.
- Grand Hampton Audit-Grand Hampton Audit for 2021 has been placed on the CDD Website.

# Tab 5





Rizzetta & Company

# Grand Hampton Community Development District

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**Financial Statements  
(Unaudited)**

**July 31, 2022**

**Prepared by: Rizzetta & Company, Inc.**

[grandhamptoncdd.org](http://grandhamptoncdd.org)  
[rizzetta.com](http://rizzetta.com)

**Grand Hampton Community Development District**

Balance Sheet

As of 7/31/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Group	General Long Term Debt Group
<b>Assets</b>						
Cash In Bank	98,378	0	0	98,378	0	0
Investments	284,456	0	417,828	702,285	0	0
Investments - Reserves	0	307,920	0	307,920	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	750	0	0	750	0	0
Due From Other Funds	61,717	0	56,352	118,069	0	0
Amount Available-Debt Service	0	0	0	0	0	474,181
Amount To Be Provided Debt Service	0	0	0	0	0	7,955,819
Fixed Assets	0	0	0	0	10,535,006	0
<b>Total Assets</b>	<u>445,301</u>	<u>307,920</u>	<u>474,181</u>	<u>1,227,402</u>	<u>10,535,006</u>	<u>8,430,000</u>
<b>Liabilities</b>						
Accounts Payable	0	0	0	0	0	0
Accrued Expenses Payable	3,800	0	0	3,800	0	0
Due To Developer	0	0	0	0	0	0
Due To Other Funds	56,352	61,717	0	118,069	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	8,430,000
<b>Total Liabilities</b>	<u>60,152</u>	<u>61,717</u>	<u>0</u>	<u>121,869</u>	<u>0</u>	<u>8,430,000</u>
<b>Fund Equity And Other Credits</b>						
Beginning Fund Balance	227,265	257,975	579,016	1,064,255	10,535,006	0
Net Change in Fund Balance	157,885	(11,771)	(104,836)	41,278	0	0
<b>Total Fund Equity And Other Credits</b>	<u>385,149</u>	<u>246,203</u>	<u>474,181</u>	<u>1,105,533</u>	<u>10,535,006</u>	<u>0</u>
<b>Total Liabilities And Fund Equity</b>	<u>445,301</u>	<u>307,920</u>	<u>474,181</u>	<u>1,227,402</u>	<u>10,535,006</u>	<u>8,430,000</u>

See Notes to Unaudited Financial Statements

**Grand Hampton Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	346	346	0.00%
Special Assessments					
Tax Roll	193,818	193,818	195,896	2,078	(1.07)%
<b>Total Revenues</b>	<b>193,818</b>	<b>193,818</b>	<b>196,242</b>	<b>2,424</b>	<b>(1.25)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	10,000	8,333	6,400	1,933	36.00%
Financial & Administrative					
Administrative Services	4,500	3,750	3,750	0	16.66%
District Management	22,597	18,831	18,831	0	16.66%
District Engineer	10,000	8,333	20,650	(12,317)	(106.50)%
Disclosure Report	1,000	1,000	0	1,000	100.00%
Trustees Fees	6,500	6,500	6,259	241	3.70%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	5,000	4,167	4,167	0	16.66%
Accounting Services	15,925	13,271	13,271	0	16.66%
Auditing Services	3,200	3,200	3,558	(358)	(11.18)%
Public Officials Liability Insurance	3,256	3,256	3,108	148	4.54%
Legal Advertising	3,000	2,500	1,432	1,068	52.26%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	417	30	387	94.00%
Website Hosting, Maintenance, Backup	3,000	2,500	2,538	(38)	15.41%
Legal Counsel					
District Counsel	10,000	8,333	16,707	(8,374)	(67.06)%
Stormwater Control					
Aquatic Maintenance	42,272	35,227	30,946	4,281	26.79%
Lake/Pond Bank Maintenance	2,000	1,667	0	1,667	100.00%
Aquatic Plant Replacement	19,615	16,346	0	16,346	100.00%
Miscellaneous Expense	500	417	0	417	100.00%
Stormwater System Maintenance	2,500	2,083	2,175	(92)	13.00%
Other Physical Environment					
Property Insurance	318	318	303	15	4.71%
General Liability Insurance	2,960	2,960	2,826	134	4.52%
Landscape Maintenance	4,000	3,333	0	3,333	100.00%
Parks & Recreation					

**Grand Hampton Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Management Contract	16,000	13,333	6,373	6,961	60.17%
Total Expenditures	<u>193,818</u>	<u>165,250</u>	<u>148,498</u>	<u>16,752</u>	<u>23.38%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>28,568</u>	<u>47,744</u>	<u>19,176</u>	<u>0.00%</u>
Other Financing Sources (Uses)					
Interfund Transfer	0	0	110,141	110,141	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>28,568</u>	<u>157,885</u>	<u>129,316</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	227,265	227,265	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>28,568</u></u>	<u><u>385,149</u></u>	<u><u>356,581</u></u>	<u><u>0.00%</u></u>

**Grand Hampton Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	129	129	0.00%
Special Assessments				
Tax Roll	18,217	18,717	500	2.74%
Total Revenues	<u>18,217</u>	<u>18,846</u>	<u>629</u>	<u>3.45%</u>
Expenditures				
Contingency				
Capital Reserves	18,217	30,617	(12,400)	(68.06)%
Total Expenditures	<u>18,217</u>	<u>30,617</u>	<u>(12,400)</u>	<u>(68.07)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(11,771)</u>	<u>(11,771)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(11,771)</u>	<u>(11,771)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	257,975	257,975	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>246,203</u></u>	<u><u>246,203</u></u>	<u><u>0.00%</u></u>

**Grand Hampton Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund Series 2014

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	657	657	0.00%
Special Assessments				
Tax Roll	636,654	644,394	7,740	1.21%
<b>Total Revenues</b>	<u>636,654</u>	<u>645,050</u>	<u>8,396</u>	<u>1.32%</u>
<b>Expenditures</b>				
Debt Service				
Interest	276,654	281,025	(4,371)	(1.57)%
Principal	360,000	360,000	0	0.00%
<b>Total Expenditures</b>	<u>636,654</u>	<u>641,025</u>	<u>(4,371)</u>	<u>(0.69)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>4,025</u>	<u>4,025</u>	<u>0.00%</u>
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(82,753)	(82,753)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(78,728)</u>	<u>(78,728)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	446,114	446,114	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>367,386</u></u>	<u><u>367,386</u></u>	<u><u>0.00%</u></u>

**Grand Hampton Community Development District**

Statement of Revenues and Expenditures

201 - Debt Service Fund Series 2016

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	80	80	0.00%
Special Assessments				
Tax Roll	232,350	235,175	2,825	1.21%
Total Revenues	<u>232,350</u>	<u>235,255</u>	<u>2,905</u>	<u>1.25%</u>
<b>Expenditures</b>				
Debt Service				
Interest	92,350	93,975	(1,625)	(1.75)%
Principal	140,000	140,000	0	0.00%
Total Expenditures	<u>232,350</u>	<u>233,975</u>	<u>(1,625)</u>	<u>(0.70)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1,280</u>	<u>1,280</u>	<u>0.00%</u>
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(27,387)	(27,387)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(26,108)</u>	<u>(26,108)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	132,902	132,902	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>106,795</u></u>	<u><u>106,795</u></u>	<u><u>0.00%</u></u>

**Grand Hampton CDD  
Investment Summary  
July 31, 2022**

<u>Account</u>	<u>Investment</u>	<u>Balance as of July 31, 2022</u>
The Bank of Tampa	Money Market Account	\$ 33,893
The Bank of Tampa ICS Program:		
Merchants Bank of Indiana	Money Market Account	187,924
Truist Bank	Money Market Account	62,639
	<b>Total General Fund Investments</b>	<b>\$ 284,456</b>
The Bank of Tampa Capital Reserve ICS Program:		
Merchants Bank of Indiana	Money Market Account	\$ 60,531
Hancock Bank Capital Reserve	Money Market Account	247,389
	<b>Total Reserve Fund Investments</b>	<b>\$ 307,920</b>
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	\$ 103,245
US Bank Series 2014 Reserve	First American Treasury Obligation Fund Class Z	222,770
US Bank Series 2014 Prepayment	First American Treasury Obligation Fund Class Z	85
US Bank Series 2016 Revenue	First American Treasury Obligation Fund Class Y	33,199
US Bank Series 2016 Reserve	First American Treasury Obligation Fund Class Y	57,909
US Bank Series 2016 Prepayment	First American Treasury Obligation Fund Class Y	620
	<b>Total Debt Service Fund Investments</b>	<b>\$ 417,828</b>



**Grand Hampton Community Development District**  
**Notes to Unaudited Financial Statements**  
**July 31, 2022**

**Balance Sheet**

1. Trust statement activity has been recorded through 07/31/2022.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

## **Tab 6**

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**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, August 4, 2022 at 3:00 p.m.** at the Grand Hampton Clubhouse, located at 8301 Dunham Station Drive, Tampa, FL 33647.

Present and constituting a quorum:

Mercedes Tutich	<b>Board Supervisor, Chairman</b>
Ben Malek	<b>Board Supervisor, Assistant Secretary</b>
Alicia Stremming	<b>Board Supervisor, Assistant Secretary</b>
Shawn Cartwright	<b>Board Supervisor, Assistant Secretary (via conference call)</b>

**Also present were:**

Daryl Adams	<b>District Manager, Rizzetta &amp; Company</b>
Dana Collier	<b>District Counsel, Straley Robin Vericker</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Adams opened the regular CDD Meeting in person at 3:07 p.m. and noted that there were audience members in attendance.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

All present at the meeting joined in the Pledge of Allegiance.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

The Board heard audience comments regarding weeds in Pond 30 and grass clippings being blown into Pond 31 by the landscapers.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

The Board received the District Counsel Report from Ms. Dana Collier.

There was a brief discussion regarding BK Land. The Board decided to table this discussion to the next meeting.

**B. District Engineer**

The Board received the District Engineer Report from Rick Schappacher.

Mr. Schappacher presented the Stormwater Needs Analysis. The Board had no questions or comments at this time.

**C. Field Inspection Report**

No Report.

The Board stated for the record that Mr. Vargas is doing a great job.

**D. Aquatics Report**

The Board received the Aquatic Report from Solitude for June & July 2022.

Mr. Margo noted that there are residents using fertilizer, which is causing a lot of algae in the ponds.

Mr. Margo has not been able to treat sight 41 because there is a fence blocking access.

**D. District Manager**

The Board received the District Manager report from Mr. Adams.

Mr. Adams reminded the Board of their next regular scheduled meeting on September 1, 2022 at 3:00 p.m.

Mr. Adams presented the FY 2022-2021 Audit Report. The Board had no questions or comments and made a motion to accept the audit report.

On a motion from Ms. Tutich, seconded by Mr. Farrell, the Board accepted FY 2020-2021 Audit Report for the Grand Hampton Community Development District.

**FIFTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2022-2023 Final Budget**

Mr. Adams presented the final budget and requested a motion to open the public hearing on Fiscal Year 2022-2023 Final Budget.

On a motion from Ms. Stremming, seconded by Mr. Farrell, the Board opened a public hearing for the fiscal year 2022-2023 final budget for the Grand Hampton Community Development District.

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The final budget public hearing was opened and there were no comments from the audience

On a motion from Ms. Tutich, seconded by Ms. Stremming, the Board adopted Resolution 2022-04, Adopting Fiscal Year 2022-2023 Final Budget for the Grand Hampton Community Development District.

100

On a motion from Ms. Tutich, seconded by Ms. Stremming, the Board closed the public hearing for the fiscal year 2022-2023 final budget for the Grand Hampton Community Development District.

101

**SIXTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2022-2023 Assessments**

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Mr. Adams explained that a public hearing was required to take comments from the public on the imposing of assessments and the certification of the tax roll that was prepared for the County so that the County Tax Collector could then collect assessments.

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On a motion from Mr. Farrell seconded by Ms. Stremming, the Board opened a public hearing for the fiscal year 2022-2023 assessments for the Grand Hampton Community Development District.

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The final budget assessment public hearing was opened and there were no comments from the audience.

On a motion from Ms. Tutich, seconded by Mr. Farrell, the Board adopted Resolution 2022-05, Levying O&M Assessments and Certifying an Assessment Roll for Fiscal Year 2022-2023 for the Grand Hampton Community Development District.

114

On a motion from Ms. Stremming, seconded by Mr. Farrell, the Board closed the public hearing for the fiscal year 2022-2023 assessments for the Grand Hampton Community Development District.

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124 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2022-06,**  
125 **Setting the Meeting Schedule for**  
126 **Fiscal Year 2022-2023**  
127  
128

On a motion from Ms. Tutich, seconded by Mr. Farrell, the Board adopted Resolution 2022-06, Setting the Meeting Schedule for Fiscal Year 2022-2023 for the Grand Hampton Community Development District.

129  
130 **EIGHTH ORDER OF BUSINESS** **Consideration of Third Addendum for**  
131 **Professional District Services**  
132

133 Mr. Adams presented the Third Addendum for Professional District Services to  
134 the Board. They had no questions or comments and approved the addendum.  
135

On a motion from Mr. Farrell, seconded by Ms. Stremming, the Board approved the Third Addendum to Professional District Services for the Grand Hampton Community Development District.

136  
137 **NINTH ORDER OF BUSINESS** **Consideration of Yellowstone Pine**  
138 **Tree Removal**  
139

140 The Board reviewed this proposal and agreed to table it indefinitely.  
141

142 **TENTH ORDER OF BUSINESS** **Consideration of State or Local**  
143 **Government Resolution**  
144

On a motion from Ms. Tutich, seconded by Mr. Farrell, the Board approved the State or Local Government Resolution for the Grand Hampton Community Development District.

145  
146 **ELEVENTH ORDER OF BUSINESS** **Consideration of Supervisor**  
147 **Resignation – Ben Malek**  
148

On a motion from Ms. Stremming, seconded by Mr. Farrell, the Board accepted Mr. Ben Malek's Resignation from the Board for the Grand Hampton Community Development District.

149  
150 **TWELFTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
151 **of Supervisors' Meeting held on June**  
152 **2, 2022.**  
153

154 The Board received the Minutes of the Board of Supervisor' Regular Meeting held  
155 on June, 2022.  
156



# Tab 7



# GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT

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District Office · Wesley Chapel, Florida · (813) 933-5571  
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614  
[www.grandhamptoncdd.org](http://www.grandhamptoncdd.org)

## Operation and Maintenance Expenditures July 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2022 through July 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$18,249.00**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

**Grand Hampton Community Development District**  
**Paid Operation & Maintenance Expenditures**  
 July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Grau & Associates	002162	22862	Audit Services FYE 09/30/21	\$ 1,500.00
Innersync	002163	20502	Website Compliance	\$ 384.38
Rizzetta & Company, Inc.	002159	INV0000069378	Quarterly Service 07/22 District Management Fees	\$ 4,101.83
Rizzetta & Company, Inc.	002160	INV0000069578	07/22 Mass Mailing-Budget Letters	\$ 1,190.69
Schappacher Engineering, LLC	002164	2180	06/22 Engineering Services 06/22	\$ 1,383.75
Solitude Lake Management	002165	PI-A00841785	Lake & Pond Management Services 06/22	\$ 3,503.00
Solitude Lake Management	002165	PI-A00841786	Lake & Pond Management Services 07/22	\$ 3,503.00
Straley Robin Vericker	002161	21639	Legal Services 06/22	\$ 1,694.35
Times Publishing Company	002166	0000233640 07/06/22	117449 Legal Advertising 07/22	\$ <u>988.00</u>
<b>Report Total</b>				<b>\$ <u>18,249.00</u></b>