



Rizzetta & Company

Hawkstone Community Development District

Board of Supervisors' Meeting September 21, 2022

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

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 | Matthew O'Brien | Chairperson |
| | Brent Dunham | Vice Chairperson |
| | Brian Bullock | Assistant Secretary |
| | Allison Martin | Assistant Secretary |
| | Nicolas DeArmas | Assistant Secretary |
| District Manager | Christina Newsome | Rizzetta & Company, Inc. |
| District Counsel | John Vericker | Straley Robin Vericker |
| District Engineer | Chris O'Kelley | Clearview Land Design |

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 16, 2022

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Hawkstone Community Development District will be held on **Wednesday, September 21, 2022, at 10:30 a.m.**, at the office of Rizzetta & Company Inc, located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578. The following is the agenda for this meeting:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ITEMS**
 - A. **Consideration of Resolution 2022-13, Setting the Date, Time, and Location on the Landowners Election..... Tab 1**
 - B. Consideration of Egis Insurance Renewal Proposal..... Tab 2
 - C. **Consideration of Campus Suite Addendum..... Tab 3**
- BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors Meeting held on August 17, 2022.....Tab 4
 - B. Consideration of the Operations & Maintenance Expenditures for July 2022..... Tab 5
- STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. District Manager Report..... Tab 6
4. **SUPERVISOR REQUESTS**
5. **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

Tab 1

RESOLUTION 2022-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING THREE MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hawkstone Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District was established on May 8, 2019 by Ordinance No. 19-11 of the Hillsborough County Board of County Commissioners;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously amended the terms of office for Board seats to align with the general elections held in November during even years;

WHEREAS, the terms for Board seats **1, 2 and 3** are set to expire in November 2022; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing three members of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners’ meeting to elect three members of the Board, to Board seats **1, 2 and 3**, will be held on November 1, 2022, at 10:00 a.m. at 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 33578.

Section 2. The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners’ meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager’s office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on September 21, 2022.

Attest:

**Hawkstone Community
Development District**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Hawkstone Community Development District**

Notice is hereby given to the public and all landowners within the Hawkstone Community Development District (the **"District"**), comprised of approximately 546.892 acres in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing three members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: November 1, 2022
Time: 10:00 a.m.
Place: 2700 S. Falkenburg Rd., Suite 2745
Riverview, Florida 33578

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at CNewsome@rizzetta.com, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Christina Newsome, District Manager
Run Date(s): _____

**Instructions Relating to Landowners' Meeting
of the Hawkstone Community Development District
for the Election of Members of the Board of Supervisors**

Date: November 1, 2022
Time: 10:00 a.m.
Location: 2700 S. Falkenburg Rd., Suite 2745
Riverview, Florida 33578

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, three seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes will receive a 4-year term and the one candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence upon election on November 1, 2022.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

Hawkstone Community Development District Landowners' Meeting – November 1, 2022

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Hawkstone Community Development District to be held at 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 33578, on November 1, 2022, at 10:00 a.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

| | | |
|--------------------------------------|-----------------------------------|---------------|
| _____ Printed Name of Legal Owner | _____ Signature of Legal Owner | _____ Date |
|--------------------------------------|-----------------------------------|---------------|

| Address/Legal/or Parcel ID # | # of Un-platted Acreage/ or # of Platted Lots | Authorized Votes |
|------------------------------|--|---------------------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Official Ballot for Landowners

Hawkstone Community Development District

Landowners' Meeting – November 1, 2022

(Election of Three Supervisors)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Hawkstone Community Development District and described as follows:

| Address/Legal/or Parcel ID # | # of Un-platted Acreage/ or # of Platted Lots | Authorized Votes |
|------------------------------|--|---------------------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

| | Name of Candidate | Number of Votes |
|---------------|-------------------|-----------------|
| Seat 1 | _____ | _____ |
| Seat 2 | _____ | _____ |
| Seat 3 | _____ | _____ |

Date: _____

Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Hawkstone Community Development District

Landowners' Meeting – November 1, 2022

(Election of Three Supervisors)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Hawkstone Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____

Total Number of Un-platted Acreage _____

Total Number of Platted Lots _____

Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

| | Name of Candidate | Number of Votes |
|---------------|--------------------------|------------------------|
| Seat 1 | _____ | _____ |
| Seat 2 | _____ | _____ |
| Seat 3 | _____ | _____ |

Date: _____

Signature: _____

Printed Name: _____

Tab 2



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Hawkstone Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Hawkstone Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2022 to October 1, 2023

Quote Number: 100122419

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

| COVERED PROPERTY | |
|---|--------------|
| Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling | \$1,250,000 |
| Loss of Business Income | \$1,000,000 |
| Additional Expense | \$1,000,000 |
| Inland Marine | |
| Scheduled Inland Marine | Not Included |

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

| | Valuation | Coinsurance |
|---------------|-------------------|-------------|
| Property | Replacement Cost | None |
| Inland Marine | Actual Cash Value | None |

| | | |
|--------------|-----------------------|---|
| DEDUCTIBLES: | \$2,500 | Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage. |
| | 3 % | Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured. |
| | Per Attached Schedule | Inland Marine |

| Special Property Coverages | | |
|----------------------------|-------------|----------|
| Coverage | Deductibles | Limit |
| Earth Movement | \$2,500 | Included |
| Flood | \$2,500 * | Included |
| Boiler & Machinery | | Included |
| TRIA | | Included |

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$12,705

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

| (X) | Code | Extension of Coverage | Limit of Liability |
|------------|-------------|---|--|
| X | A | Accounts Receivable | \$500,000 in any one occurrence |
| X | B | Animals | \$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period |
| X | C | Buildings Under Construction | As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project. |
| X | D | Debris Removal Expense | \$250,000 per insured or 25% of loss, whichever is greater |
| X | E | Demolition Cost, Operation of Building Laws and Increased Cost of Construction | \$500,000 in any one occurrence |
| X | F | Duty to Defend | \$100,000 any one occurrence |
| X | G | Errors and Omissions | \$250,000 in any one occurrence |
| X | H | Expediting Expenses | \$250,000 in any one occurrence |
| X | I | Fire Department Charges | \$50,000 in any one occurrence |
| X | J | Fungus Cleanup Expense | \$50,000 in the annual aggregate in any one occurrence |
| X | K | Lawns, Plants, Trees and Shrubs | \$50,000 in any one occurrence |
| X | L | Leasehold Interest | Included |
| X | M | Air Conditioning Systems | Included |
| X | N | New locations of current Insureds | \$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only |
| X | O | Personal property of Employees | \$500,000 in any one occurrence |
| X | P | Pollution Cleanup Expense | \$50,000 in any one occurrence |
| X | Q | Professional Fees | \$50,000 in any one occurrence |
| X | R | Recertification of Equipment | Included |
| X | S | Service Interruption Coverage | \$500,000 in any one occurrence |
| X | T | Transit | \$1,000,000 in any one occurrence |
| X | U | Vehicles as Scheduled Property | Included |
| X | V | Preservation of Property | \$250,000 in any one occurrence |
| X | W | Property at Miscellaneous Unnamed Locations | \$250,000 in any one occurrence |
| X | X | Piers, docs and wharves as Scheduled Property | Included on a prior submit basis only |

| | | | |
|---|----|---------------------------------------|----------------------------------|
| X | Y | Glass and Sanitary Fittings Extension | \$25,000 any one occurrence |
| X | Z | Ingress / Egress | 45 Consecutive Days |
| X | AA | Lock and Key Replacement | \$2,500 any one occurrence |
| X | BB | Awnings, Gutters and Downspouts | Included |
| X | CC | Civil or Military Authority | 45 Consecutive days and one mile |

CRIME COVERAGE

| <u>Description</u> | <u>Limit</u> | <u>Deductible</u> |
|---|--------------|-------------------|
| Forgery and Alteration | Not Included | Not Included |
| Theft, Disappearance or Destruction | Not Included | Not Included |
| Computer Fraud including Funds Transfer Fraud | Not Included | Not Included |
| Employee Dishonesty, including faithful performance, per loss | Not Included | Not Included |

Deadly Weapon Protection Coverage

| Coverage | Limit | Deductible |
|----------------------------|-------------|------------|
| Third Party Liability | \$1,000,000 | \$0 |
| Property Damage | \$1,000,000 | \$0 |
| Crisis Management Services | \$250,000 | \$0 |

AUTOMOBILE COVERAGE

| Coverages | Covered Autos | Limit | Premium |
|--|---------------|--|--------------|
| Covered Autos Liability | 8,9 | \$1,000,000 | Included |
| Personal Injury Protection | N/A | | Not Included |
| Auto Medical Payments | N/A | | Not Included |
| Uninsured Motorists including Underinsured Motorists | N/A | | Not Included |
| Physical Damage Comprehensive Coverage | N/A | Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos. | Not Included |
| Physical Damage Specified Causes of Loss Coverage | N/A | Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos. | Not Included |
| Physical Damage Collision Coverage | N/A | Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos. | Not Included |
| Physical Damage Towing And Labor | N/A | \$0 For Each Disablement Of A Private Passenger Auto | Not Included |

GENERAL LIABILITY COVERAGE (Occurrence Basis)

| | |
|---|--------------------|
| Bodily Injury and Property Damage Limit | \$1,000,000 |
| Personal Injury and Advertising Injury | Included |
| Products & Completed Operations Aggregate Limit | Included |
| Employee Benefits Liability Limit, per person | \$1,000,000 |
| Herbicide & Pesticide Aggregate Limit | \$1,000,000 |
| Medical Payments Limit | \$5,000 |
| Fire Damage Limit | Included |
| No fault Sewer Backup Limit | \$25,000/\$250,000 |
| General Liability Deductible | \$0 |

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

| | | |
|--|-----------|-------------|
| Public Officials and Employment Practices Liability Limit | Per Claim | \$1,000,000 |
| | Aggregate | \$2,000,000 |
| Public Officials and Employment Practices Liability Deductible | | \$0 |

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

**Hawkstone Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2022 to October 1, 2023

Quote Number: 100122419

PREMIUM BREAKDOWN

| | |
|---|-----------------|
| Property (Including Scheduled Inland Marine) | \$12,705 |
| Crime | Not Included |
| Automobile Liability | Not Included |
| Hired Non-Owned Auto | Included |
| Auto Physical Damage | Not Included |
| General Liability | \$3,259 |
| Public Officials and Employment Practices Liability | \$2,667 |
| Deadly Weapon Protection Coverage | Included |
| TOTAL PREMIUM DUE | \$18,631 |

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2022, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Hawkstone Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2022

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

**Hawkstone Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- | | | | |
|-------------------------------------|--------------------------|--------------|--------------------------|
| <input checked="" type="checkbox"/> | Building and Content TIV | \$1,250,000 | As per schedule attached |
| <input type="checkbox"/> | Inland Marine | Not Included | |
| <input type="checkbox"/> | Auto Physical Damage | Not Included | |

Signature: _____ Date: _____

Name: _____

Title: _____

**Hawkstone Community Development District**

Policy No.: 100122419
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

| Unit # | Description | | Year Built | Eff. Date | Building Value | | Total Insured Value | | |
|--------|---|------------|---|-------------------------------|-------------------|----------------------------|---------------------|------------------------------|--|
| | Address | | | Term Date | Contents Value | | | | |
| | Roof Shape | Roof Pitch | | Roof Covering | Covering Replaced | Roof Yr Blt | | | |
| 1 | Clubhouse | | 2020 | 10/01/2022 | \$350,000 | | \$400,000 | | |
| | 12520 Balm Boyette Rd Lithia FL 32547 | | Masonry non combustible | 10/01/2023 | \$50,000 | | | | |
| | | | | | | | | | |
| Unit # | Description | | Year Built | Eff. Date | Building Value | | Total Insured Value | | |
| | Address | | | Term Date | Contents Value | | | | |
| | Roof Shape | Roof Pitch | | Roof Covering | Covering Replaced | Roof Yr Blt | | | |
| 2 | Pool | | 2020 | 10/01/2022 | \$370,000 | | \$370,000 | | |
| | 12520 Balm Boyette Rd Lithia FL 32547 | | Below ground liquid storage tank / pool | 10/01/2023 | | | | | |
| | | | | | | | | | |
| Unit # | Description | | Year Built | Eff. Date | Building Value | | Total Insured Value | | |
| | Address | | | Term Date | Contents Value | | | | |
| | Roof Shape | Roof Pitch | | Roof Covering | Covering Replaced | Roof Yr Blt | | | |
| 3 | Playground Structure | | 2020 | 10/01/2022 | \$150,000 | | \$150,000 | | |
| | 12520 Balm Boyette Rd Lithia FL 32547 | | Non combustible | 10/01/2023 | | | | | |
| | | | | | | | | | |
| Unit # | Description | | Year Built | Eff. Date | Building Value | | Total Insured Value | | |
| | Address | | | Term Date | Contents Value | | | | |
| | Roof Shape | Roof Pitch | | Roof Covering | Covering Replaced | Roof Yr Blt | | | |
| 4 | Shade Structure | | 2020 | 10/01/2022 | \$120,000 | | \$120,000 | | |
| | 12520 Balm Boyette Rd Lithia FL 32547 | | Property in the Open | 10/01/2023 | | | | | |
| | | | | | | | | | |
| Unit # | Description | | Year Built | Eff. Date | Building Value | | Total Insured Value | | |
| | Address | | | Term Date | Contents Value | | | | |
| | Roof Shape | Roof Pitch | | Roof Covering | Covering Replaced | Roof Yr Blt | | | |
| 5 | Entry Monument | | 2020 | 10/01/2022 | \$160,000 | | \$160,000 | | |
| | Balm Rd and Boyette Rd Lithia FL 32547 | | Non combustible | 10/01/2023 | | | | | |
| | | | | | | | | | |
| Unit # | Description | | Year Built | Eff. Date | Building Value | | Total Insured Value | | |
| | Address | | | Term Date | Contents Value | | | | |
| | Roof Shape | Roof Pitch | | Roof Covering | Covering Replaced | Roof Yr Blt | | | |
| 6 | Fencing | | 2020 | 10/01/2022 | \$50,000 | | \$50,000 | | |
| | 12620 Balm Boyette Rd Lithia FL 32547 | | Non combustible | 10/01/2023 | | | | | |
| | | | | | | | | | |
| | | | Total: | Building Value \$1,200,000 | | Contents Value \$50,000 | | Insured Value \$1,250,000 | |

Sign: _____

Print Name: _____

Date: _____

Tab 2A

INVOICE



Hawkstone Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

| | |
|-------------------------|--|
| Customer | Hawkstone Community Development District |
| Acct # | 942 |
| Date | 09/01/2022 |
| Customer Service | Kristina Rudez |
| Page | 1 of 1 |

| Payment Information | |
|------------------------|---------------|
| Invoice Summary | \$ 18,631.00 |
| Payment Amount | |
| Payment for: | Invoice#16575 |
| 100122419 | |

Thank You

Please detach and return with payment



Customer: Hawkstone Community Development District

| Invoice | Effective | Transaction | Description | Amount |
|---------|------------|--------------|---|--------------|
| 16575 | 10/01/2022 | Renew policy | Policy #100122419 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Renew policy Due Date: 9/1/2022 | 18,631.00 |
| | | | | Total |
| | | | | \$ 18,631.00 |

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

| | | |
|--|--------------------------|-------------|
| Remit Payment To: Egis Insurance Advisors | (321)233-9939 | Date |
| P.O. Box 748555 Atlanta, GA 30374-8555 | sclimer@egisadvisors.com | 09/01/2022 |

Tab 3

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 November 12, 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)(ii).

PROVIDER: Innersync Studio, Ltd.

By: _____ Date: _____

Authorized Representative

Innersync Studio, LLC

USER: Hawkstone Community Development District

By: _____ Date: _____

Print name: _____

Tab 4

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 continued meeting of the Board of Supervisors of the Hawkstone Community Development District was **Wednesday, August 17, 2022, at 10:40 a.m.** at the Riverview Public Library located at 9951 Balm Riverview Rd, Meeting Room 136, Riverview, FL 33569

Present and constituting a quorum were:

| | |
|----------------|----------------------------|
| Matt O'Brien | Chairperson |
| Brent Dunham | Vice Chairperson |
| Allison Martin | Assistant Secretary |
| Brian Bullock | Assistant Secretary |
| Nico DeArmas | Assistant Secretary |

Also present were:

| | |
|-------------------|--|
| Christina Newsome | District Manager; Rizzetta & Co. |
| John Vericker | District Counsel; Straley, Robin & Vericker |
| Matt Huber | Regional District Manager; Rizzetta & Co. |

| | |
|----------|----------------|
| Audience | Present |
|----------|----------------|

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There was an audience present. The audience made comments voicing their concerns about the amenity center and the pool area. They also asked about landscaping maintenance at the entrance of Artisian. The audience also informed the Board that the construction crews speed through the district. There was a request to put lights by the mailbox kiosk.

THIRD ORDER OF BUSINESS

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

On a Motion by Mr. Bullock, seconded by Mr. O'Brien, with all in favor, the Board of Supervisors approved to open a public hearing on the final budget for fiscal year 2022-2023, for the Hawkstone Community Development District.

**1. Consideration of Resolution 2022-09, Adopting the Final Budget for
Fiscal Year 2022-2023 and Appropriating Funds**

On a Motion by Mr. O'Brien, seconded by Mr. Bullock, with all in favor, the Board of Supervisors adopted the final budget for fiscal year 2022-2023, for the Hawkstone Community Development District.

B. Consideration of Resolution 2022-10, Imposing Special Assessments and Certifying an Assessment Roll

On a Motion by Mr. O'Brien, seconded by Mr. Dunham, with all in favor, the Board of Supervisors accepted Resolution 2022-10, Imposing Special Assessments and Certifying an Assessment Roll, for the Hawkstone Community Development District.

On a Motion by Mr. O'Brien, seconded by Mr. DeArmas, with all in favor, the Board of Supervisors closed the public hearing on the final budget for fiscal year 2022-2023, for the Hawkstone Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-11, Supplemental Assessment Resolution Adopting the Final Term for Series 2021 Bonds

On a Motion by Mr. O'Brien seconded by Mr. Dunham, with all in favor, the Board of Supervisors adopted Resolution 2022-11, Supplemental Assessment Resolution Adopting the Final Term for Series 2021 Bonds, for the Hawkstone Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-12, Adopting the Meeting Schedule for Fiscal Year 2022/2023

On a Motion by Mr. O'Brien, seconded by Mr. Bullock with all in favor, the Board of Supervisors adopted the meeting schedule for Fiscal Year 2022/2023, for the Hawkstone Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Developer Funding Agreement

On a Motion by Ms. Martin, seconded by Mr. Dunham, with all in favor, the Board of Supervisors accepted the Developer Funding Agreement, for the Hawkstone Community Development District

SEVENTH ORDER OF BUSINESS

Consideration of Rizzetta Contract Addendum

On a Motion by Mr O'Brien, seconded by Mr. Bullock, with all in favor, the Board of Supervisors accepted the Rizzetta Contract Addendum for Professional District Services, for the Hawkstone Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Hawkstone

Landscape Inspection Proposal

The Board requires landscape inspection representative at every meeting.

On a Motion by Ms. Martin, seconded by Mr. Bullock, with all in favor, the Board of Supervisors accepted the landscape inspection proposal, for the Hawkstone Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors Meeting Held on June 8,
2022**

On a Motion by Mr. Bullock, seconded by Ms. Martin, with all in favor, the Board of Supervisors approved the Regular Board Meeting Minutes for June 8, 2022, for the Hawkstone Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of the Operations &
Maintenance Expenditures for May and
June 2022**

On a Motion by Ms. Martin, seconded by Mr. DeArmas, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for May 2022 (\$35,435.74) and June 2022 (\$33,740.45), for the Hawkstone Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Not present, no report was given at the time.

B. District Engineer

Not present, no report was given at the time.

C. District Manager

The next meeting will be held on Wednesday, September 21, 2022, at 10:30a.m.

1. District Manager Report

Ms. Newsome presented the District Manager Report to the Board.

TWELFTH ORDER OF BUSINESS

Supervisor requests

The Board requested that Staff review ponds at Okerlund with Aquatic vendors.

THIREENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Martin, seconded by Mr. Dunham, with all in favor, the Board of Supervisors adjourned the meeting at 11:47 a.m., for the Hawkstone Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 5

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

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: **\$112,033.93**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Hawkstone 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> |
|-----------------------------------|---------------------|-----------------------------|--|-----------------------|
| Accurate Electronics, Inc. | 1340 | 111225 | 100 Keyfobs 07/22 | \$ 635.00 |
| BOCC | 1341 | 6307231026 7/22 | 12520 Balm Boyette Road 07/22 | \$ 497.60 |
| Clearview Land Design, P.L. | 1334 | 22-01511 | Engineering Services 06/22 | \$ 3,750.00 |
| Florida Department of Revenue | 1338 | 39-8018773824-6 0622 | Sales Tax APR-JUN 2022 | \$ 3.48 |
| Frontier Florida LLC | 202207-1 | 813-655-1393-121720-5 07/22 | Clubhouse Internet 07/22 | \$ 91.73 |
| Hidden Eys LLC dba Envera Systems | 1348 | IN00002440 | Video Installation & Monitoring 06/20 | \$ 26,732.77 |
| Homes By West Bay | 1329 | 062822 Homes By West Bay | Overpayment of Off Roll Assessments FY 21/22 | \$ 3,357.30 |
| HomeTeam Pest Defense | 1342 | 86133112 | Monthly Pest Control 07/22 | \$ 30.00 |
| JBW Designs LLC dba Poop 911 | 1335 | 5723843 | Monthly - 2 Stations and 2 Trash Cans 06/22 | \$ 94.90 |
| JBW Designs LLC dba Poop 911 | 1335 | 5775312 | Monthly - 2 Stations and 2 Trash Cans 03/22 | \$ 94.90 |
| Proteus Pools | 1330 | HAWKSTN025 | Monthly Pool Service 06/22 | \$ 916.67 |
| Rizzetta & Company, Inc. | 1336 | INV0000069309 | District Management Fees 07/22 | \$ 4,027.00 |

Hawkstone 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> |
|-------------------------------|---------------------|-----------------------|---|-----------------------|
| Solitude Lake Management, LLC | 1343 | PI-A00847720 | Lake & Pond Management Services 07/22 | \$ 1,385.00 |
| Straley Robin Vericker | 1331 | 21695 | General Legal Services 06/22 | \$ 2,345.76 |
| Sunrise Landscape | 1332 | 6056 | Slab Replacement | \$ 580.93 |
| Sunrise Landscape | 1332 | 6059 | Mulch Installation 06/22 | \$ 16,200.00 |
| Sunrise Landscape | 1337 | 6060 | Mulch Installation - Darsey Phase 2 06/22 | \$ 2,925.00 |
| Sunrise Landscape | 1337 | 6061 | Plant Tree Replacement Phase 1 | \$ 15,287.50 |
| Sunrise Landscape | 1337 | 6062 | Mulch Installation - Okerlund 06/24 | \$ 1,575.00 |
| Sunrise Landscape | 1337 | 6069 | Plant Replacement Phase 2- Darsey - 06/22 | \$ 4,550.00 |
| Sunrise Landscape | 1332 | 6074 | Irrigation Repairs 06/22 | \$ 738.43 |
| Sunrise Landscape | 1344 | 6183 | Monthly Landscape 07/22 | \$ 6,355.00 |
| Sunrise Landscape | 1344 | 6184 | Monthly Landscape Phase 2- Darsey - 07/22 | \$ 3,976.18 |
| Sunrise Landscape | 1344 | 6185 | Monthly Landscape - Okerlund - 07/22 | \$ 2,042.01 |
| Sunrise Landscape | 1337 | 6363 | Irrigation Repairs 06/22 | \$ 2,981.63 |

Hawkstone 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> |
|-------------------------------------|---------------------|-----------------------|----------------------------|-----------------------------|
| Sunrise Landscape | 1339 | 6380 | Irrigation Repairs 06/22 | \$ 1,619.81 |
| Sunrise Landscape | 1339 | 6382 | Irrigation Repairs 06/22 | \$ 156.43 |
| TECO | 1345 | Summary 06/22 | Electric Summary 06/22 | \$ 7,653.90 |
| Total Community Maintenance, LLC | 1346 | 4745 | Janitorial Services 07/22 | \$ 1,050.00 |
| Waste Management Inc. of Florida | 1333 | 9848807-2206-6 | Waste Services 07/22 | \$ 190.00 |
| Waste Management Inc. of Florida | 1347 | 9856336-2206-5 | Waste Services 08/22 | <u>\$ 190.00</u> |
| Report Total | | | | <u>\$ 112,033.93</u> |

Tab 6



Rizzetta & Company

District Manager's Report

September 21

2022

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 19, 2022
- **Landowner Election (Seats 1,2, and 3):** November 2022

FINANCIAL SUMMARY

7/31/2022

| | |
|--|--------------------|
| General Fund Cash & Investment Balance: | \$104,893 |
| Debt Service Fund Investment Balance: | <u>\$1,189,525</u> |
| Total Cash and Investment Balances: | \$1,294,418 |

General Fund Expense Variance: **Over Budget**

H
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C
D
D

RASI Reports rasireports@rizzetta.com • CDD Finance Team CDDFinTeam@rizzetta.com

Professionals in Community Management



Rizzetta & Company

UPDATES:

- Envera has started to the process of installing the additional security cameras and equipment to Darcey 1 pool, boarding and pole placement are currently in the works.
- This year, Seat 1, currently held by Allison Martin, Seat 2, currently held by Matt O'Brien and Seat 3, currently held by Nico DeArmas are subject to election by landowners in November 2022.
- Broken Umbrellas have been removed from the amenity area.
- New meeting schedule and helpful information will be posted on the bulletin board at the amenity area.