



Rizzetta & Company

Hawkstone Community Development District

Board of Supervisors' Meeting February 15, 2023

**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

February 15, 2023

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Hawkstone Community Development District will be held on **Wednesday, February 15, 2023, at 3:00 p.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 Resignation of Board of Supervisor
 - B. Consideration of Resolution 2023-02, Redesignating Officers..Tab 1
 - C. Presentation of Acceptance of the Recorded Deeds..... Tab 2
 - D. Consideration of Landscape Management Services
Pricing Increase.....Tab 3
 - E. Discussion of Encroachment on Lot 4 of 5 at Hinton
4. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors
Meeting held on January 18, 2023..... Tab 4
 - B. Consideration of Operations and Maintenance Expenditures...USC
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape Inspection Services
 1. Presentation of Landscape Inspection Report..... Tab 5
 - D. District Manager
 1. District Manager Report..... USC
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,
Christina Newsome
Christina Newsome
District Manager

Tab 1

RESOLUTION 2023-02

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

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

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

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

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

| | |
|-------|---------------------|
| _____ | Chair |
| _____ | Vice-Chair |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |

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

PASSED AND ADOPTED this 15th day of February, 2023.

ATTEST:

**HAWKSTONE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

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

Tab 2

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

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

Parcel ID No. U-05-31-21-C8X-000000-B0001.0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and to be effective as of the 27th day of January, 2023 by **JEN FLORIDA 32, LLC**, a Florida limited liability company, whose address is 1750 West Broadway Street, Suite 111, Oviedo, Florida 32765 (hereinafter referred to as the “**Grantor**”), to the **HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, whose address is c/o Rizetta & Company., 9428 Camden Field Parkway, Riverview, FL 33544 (hereinafter referred to as the “**Grantee**”):

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

That the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Hillsborough County, Florida more particularly described as follows:

ALL OF TRACTS B-1, B-2, B-3, B-4, B-4A, B-5, B-6, B-7 AND P-1 OF
HINTON HAWKSTONE PHASE 1A2, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 142, PAGES 257 TO 281,
OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,
FLORIDA (the “**Property**”).

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

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

Subject at all times to all restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hinton Hawkstone Phase 1A2, as recorded June 2, 2022 in Plat Book 142, Page 257, of the Public Records of Hillsborough County, Florida.

Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor, and that Grantor will warrant and defend Grantee’s title against lawful claims of all persons claiming by, through or under Grantor but against none other, except for ad valorem taxes for 2023 and subsequent years, and easements, restrictions, reverters, conditions and other matters of record; provided, however that reference herein shall not act to reimpose the same.

[Signatures appear on following page]

IN WITNESS WHEREOF, Grantor has executed this deed as of the day and year first above written.

WITNESSES:

Brent Dunham
Signature of Witness #1
Brent Dunham
Print Name of Witness #1
[Signature]
Signature of Witness #2
Allison Mart
Signature of Witness #2

GRANTOR:

JEN FLORIDA 32, LLC,
a Florida limited liability company

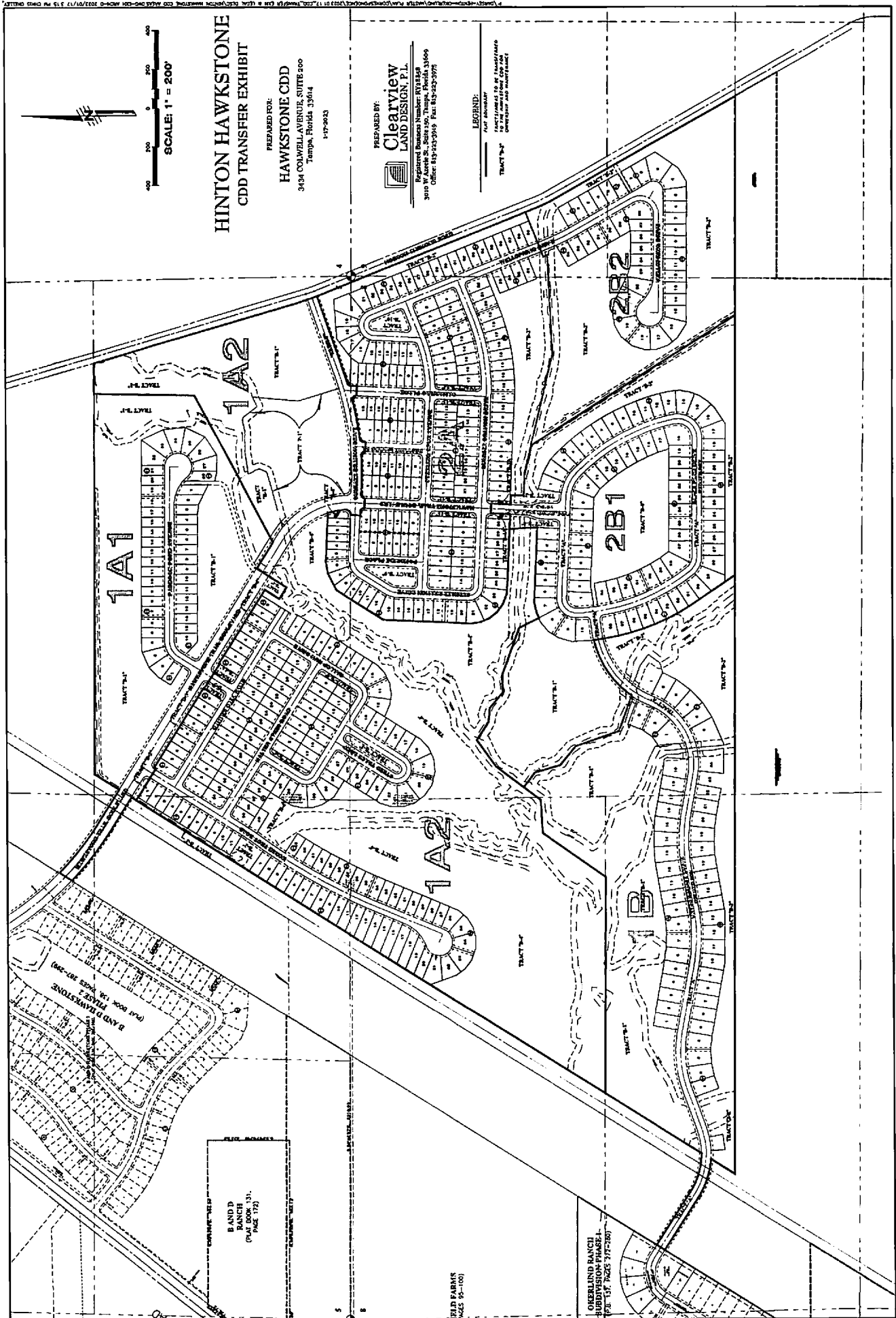
By: [Signature]
Name: Matt O'Brien
Title: Vice President

STATE OF FLORIDA)
)SS
COUNTY OF HILLS

The foregoing instrument was acknowledged before me, by means of [☒] physical presence or [☐] online notarization, this 18 day of January, 2023, by Matt O'Brien, as Vice President of JEN FLORIDA 32, LLC, a Florida limited liability company, on behalf of the limited liability company, who (☒) is personally known to me (☐) produced _____ as identification.

[Signature]
Notary Signature
Christina Newsome
Print Notary Name
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 10/25





Tab 2A

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

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

Parcel ID No. U-05-31-21-C8I-000000-B0001.0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and to be effective as of the 27th day of January, 2023 by **JEN FLORIDA 32, LLC**, a Florida limited liability company, whose address is 1750 West Broadway Street, Suite 111, Oviedo, Florida 32765 (hereinafter referred to as the “**Grantor**”), to the **HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, whose address is c/o Rizetta & Company., 9428 Camden Field Parkway, Riverview, FL 33544 (hereinafter referred to as the “**Grantee**”):

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

That the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Hillsborough County, Florida more particularly described as follows:

ALL OF TRACTS B-1, B-2, B-3 AND B-4 OF HINTON HAWKSTONE
PHASE 1A1, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 142, PAGES 188 TO 196, OF THE
PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA (the
“**Property**”).

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

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

Subject at all times to all restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hinton Hawkstone Phase 1A1, as recorded March 31, 2022 in Plat Book 142, Page 188, of the Public Records of Hillsborough County, Florida.

Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor, and that Grantor will warrant and defend Grantee’s title against lawful claims of all persons claiming by, through or under Grantor but against none other, except for ad valorem taxes for 2023 and subsequent years, and easements, restrictions, reverters, conditions and other matters of record; provided, however that reference herein shall not act to reimpose the same.

[Signatures appear on following page]

IN WITNESS WHEREOF, Grantor has executed this deed as of the day and year first above written.

WITNESSES:

Brent Dunham
Signature of Witness #1
Brent Dunham
Print Name of Witness #1

Allison Martin
Signature of Witness #2
Allison Martin
Signature of Witness #2

GRANTOR:

JEN FLORIDA 32, LLC,
a Florida limited liability company

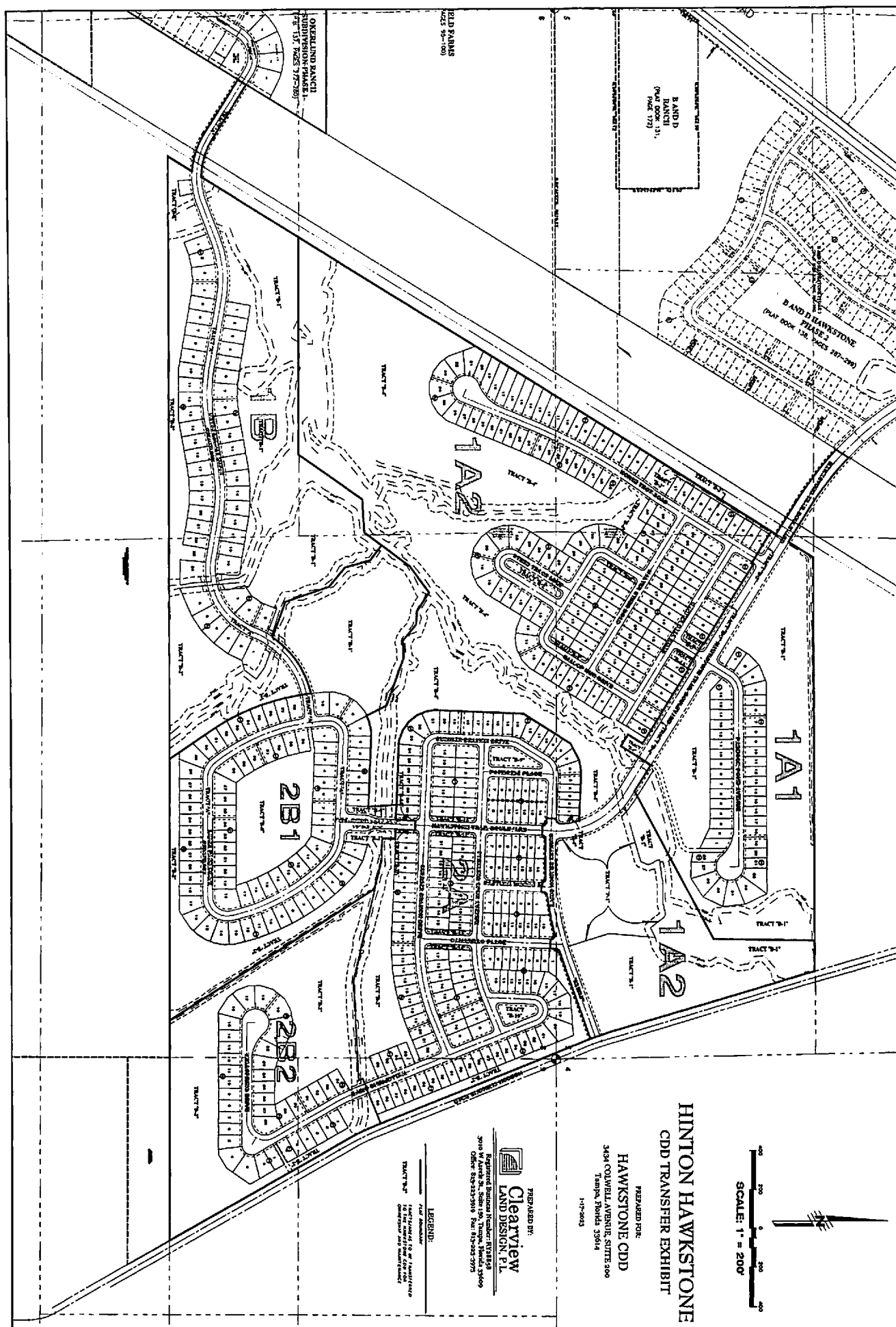
By: [Signature]
Name: Matt O'Brien
Title: Vice President

STATE OF FLORIDA)
)SS
COUNTY OF Hills)

The foregoing instrument was acknowledged before me, by means of [☒] physical presence or [☐] online notarization, this 18 day of January, 2023, by Matt O'Brien, as Vice President of **JEN FLORIDA 32, LLC**, a Florida limited liability company, on behalf of the limited liability company, who () is personally known to me () produced _____ as identification.

[Signature]
Notary Signature
Christina Newsome
Print Notary Name
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 10/2025





Tab 2B

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

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

Parcel ID No. U-08-31-21-C9B-000000-A0000.0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and to be effective as of the 27th day of January, 2023 by **JEN FLORIDA 32, LLC**, a Florida limited liability company, whose address is 1750 West Broadway Street, Suite 111, Oviedo, Florida 32765 (hereinafter referred to as the “Grantor”), to the **HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, whose address is c/o Rizetta & Company., 9428 Camden Field Parkway, Riverview, FL 33544 (hereinafter referred to as the “Grantee”):

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

That the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Hillsborough County, Florida more particularly described as follows:

ALL OF TRACTS B-1 AND B-2 OF HINTON HAWKSTONE PHASE 1B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGES 57 TO 68, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA (the “Property”).

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

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

Subject at all times to all restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hinton Hawkstone Phase 1B, as recorded July 17, 2022 in Plat Book 143, Page 57, of the Public Records of Hillsborough County, Florida.

Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor, and that Grantor will warrant and defend Grantee’s title against lawful claims of all persons claiming by, through or under Grantor but against none other, except for ad valorem taxes for 2023 and subsequent years, and easements, restrictions, reverters, conditions and other matters of record; provided, however that reference herein shall not act to reimpose the same.

[Signatures appear on following page]

IN WITNESS WHEREOF, Grantor has executed this deed as of the day and year first above written.

WITNESSES:

Brent Dunham
Signature of Witness #1
Brent Dunham
Print Name of Witness #1

Allison Martin
Signature of Witness #2
Allison Martin
Signature of Witness #2

GRANTOR:

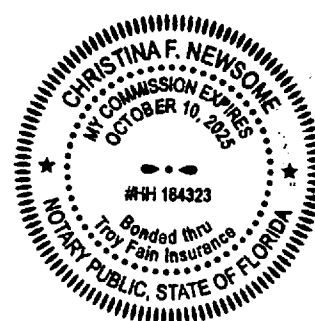
JEN FLORIDA 32, LLC,
a Florida limited liability company

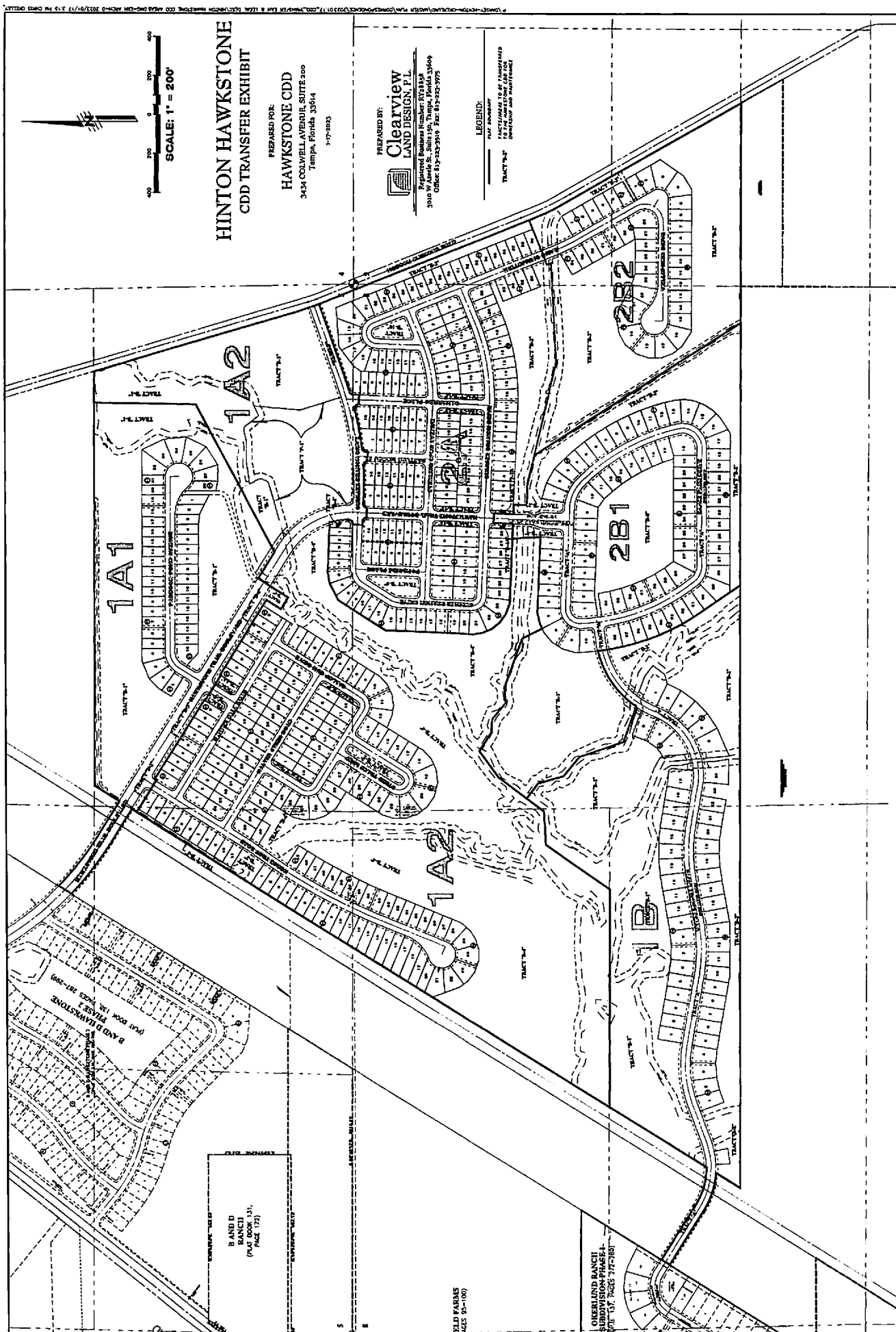
By: [Signature]
Name: Matt O'Brien
Title: Vice President

STATE OF FLORIDA)
)SS
COUNTY OF HILLS

The foregoing instrument was acknowledged before me, by means of [☒] physical presence or [☐] online notarization, this 18 day of January, 2023, by Matt O'Brien, as Vice President of **JEN FLORIDA 32, LLC**, a Florida limited liability company, on behalf of the limited liability company, who (☒) is personally known to me (☐) produced _____ as identification.

[Signature]
Notary Signature
Christina Newsome
Print Notary Name
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 10/2025





Tab 2C

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

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

Portions of Parcel ID No. U-08-31-21-ZZZ-000004-45180.0, U-08-31-21-A70-000000-00006.0, U-08-31-21-A70-000000-00004.0, U-09-31-21-A70-000000-00001.0, U-09-31-21-A70-000000-00002.0, U-09-31-21-A70-000000-00003.0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and to be effective as of the 27th day of January, 2023 by **JEN FLORIDA 32, LLC**, a Florida limited liability company, whose address is 1750 West Broadway Street, Suite 111, Oviedo, Florida 32765 (hereinafter referred to as the "**Grantor**"), to the **HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, whose address is c/o Rizetta & Company., 9428 Camden Field Parkway, Riverview, FL 33544 (hereinafter referred to as the "**Grantee**");

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

That the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Hillsborough County, Florida more particularly described as follows:

ALL OF TRACTS B-2, B-2A, B-4, B-4A, B-9, B-10, B-11, B-12, B-13
AND B-14 OF HINTON HAWKSTONE PHASE 2A AND 2B2,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 144, PAGES 31 TO 44, OF THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY, FLORIDA. (the "**Property**").

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

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

Subject at all times to all restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hinton Hawkstone Phase 2A and 2B2, as recorded December 12, 2022 in Plat Book 144, Page 31, of the Public Records of Hillsborough County, Florida.

Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor, and that Grantor will warrant and defend Grantee's title against lawful claims of all persons claiming by, through or under Grantor but against none other, except for ad valorem taxes for 2023 and subsequent years, and easements, restrictions, reverters, conditions and other matters of record; provided, however that reference herein shall not act to reimpose the same.

[Signatures appear on following page]

IN WITNESS WHEREOF, Grantor has executed this deed as of the day and year first above written.

WITNESSES:

Brent Dunham
Signature of Witness #1
Brent Dunham
Print Name of Witness #1
[Signature]
Signature of Witness #2
Allison Martin
Signature of Witness #2

GRANTOR:

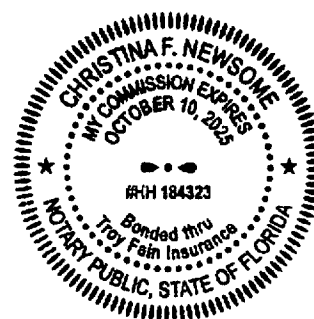
JEN FLORIDA 32, LLC,
a Florida limited liability company

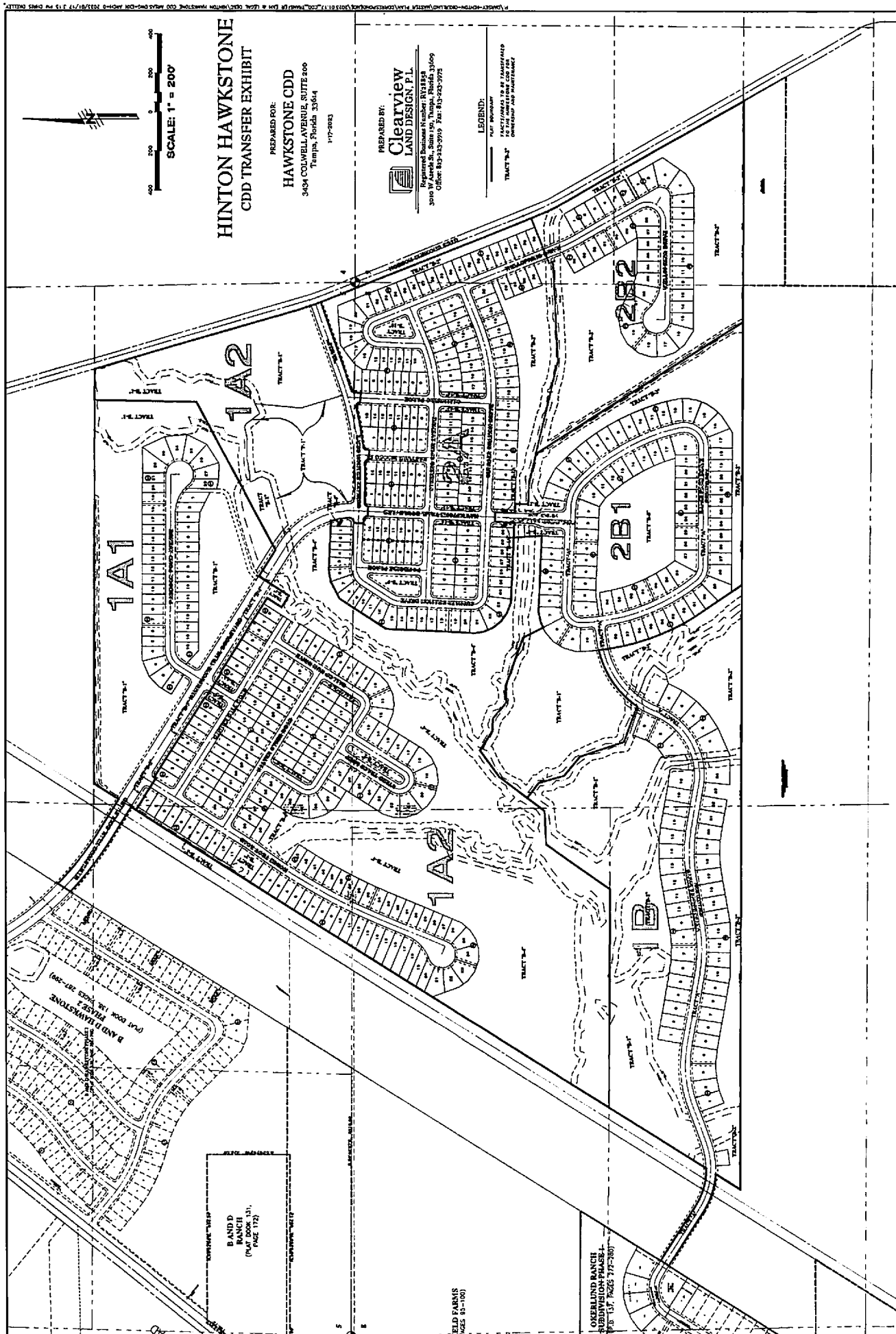
By: [Signature]
Name: Matt O'Brien
Title: Vice President

STATE OF FLORIDA)
)SS
COUNTY OF Hills)

The foregoing instrument was acknowledged before me, by means of [☒] physical presence or [☐] online notarization, this 10 day of January, 2023, by Matt O'Brien, as Vice President of JEN FLORIDA 32, LLC, a Florida limited liability company, on behalf of the limited liability company, who (☒) is personally known to me () produced _____ as identification.

[Signature]
Notary Signature
Christina Newsome
Print Notary Name
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 10/2025





Tab 2D

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

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

Portions of Parcel ID No. U-08-31-21-ZZZ-000004-45180.0, U-08-31-21-A70-000000-00006.0, U-08-31-21-A70-000000-00005.0, U-08-31-21-A70-000000-00004.0

SPECIAL WARRANTY DEED

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

That the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Hillsborough County, Florida more particularly described as follows:

ALL OF TRACTS B-1 AND B-8 OF HINTON HAWKSTONE PHASE
2B1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 143, PAGES 289 TO 301, OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUNTY, FLORIDA (the "**Property**").

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

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

Subject at all times to all restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hinton Hawkstone Phase 2B1, as recorded December 9, 2022 in Plat Book 143, Page 289, of the Public Records of Hillsborough County, Florida.

Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor, and that Grantor will warrant and defend Grantee's title against lawful claims of all persons claiming by, through or under Grantor but against none other, except for ad valorem taxes for 2023 and subsequent years, and easements, restrictions, reverters, conditions and other matters of record; provided, however that reference herein shall not act to reimpose the same.

[Signatures appear on following page]

IN WITNESS WHEREOF, Grantor has executed this deed as of the day and year first above written.

WITNESSES:

Brent Dunham
Signature of Witness #1
Brent Dunham
Print Name of Witness #1

Allison Martin
Signature of Witness #2
Allison Martin
Signature of Witness #2

GRANTOR:

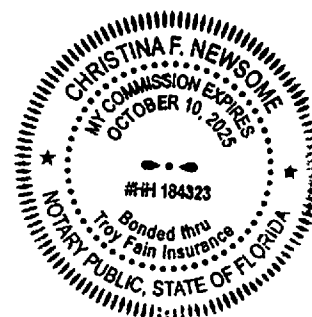
JEN FLORIDA 32, LLC,
a Florida limited liability company

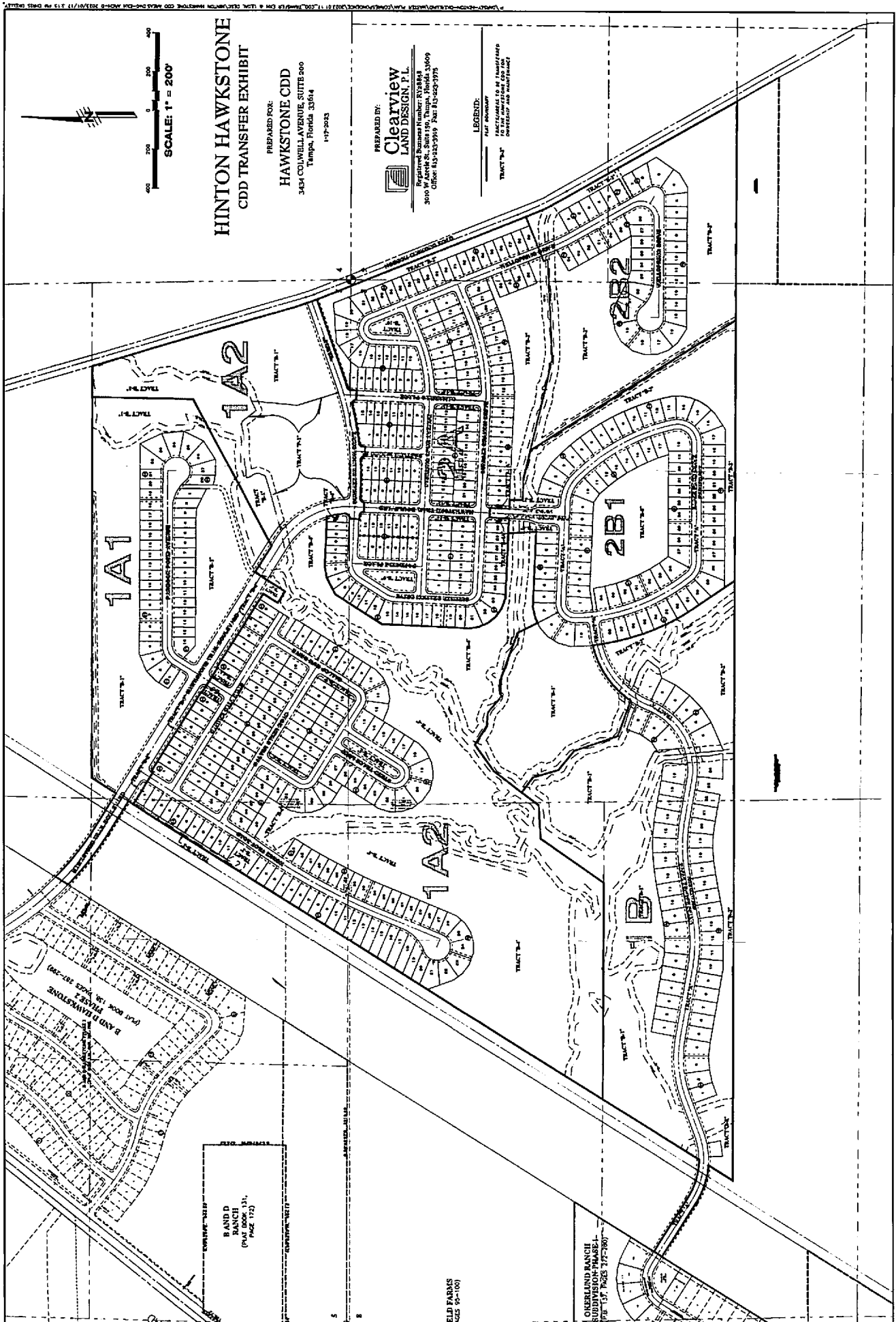
By: [Signature]
Name: Matt O'Brien
Title: Vice President

STATE OF FLORIDA)
)SS
COUNTY OF HILLS)

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this 18 day of January, 2023, by Matt O'Brien, as Vice President of **JEN FLORIDA 32, LLC**, a Florida limited liability company, on behalf of the limited liability company, who (☒) is personally known to me () produced _____ as identification.

Christina Newsome
Notary Signature
Christina Newsome
Print Notary Name
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 10/2025





Tab 3



Christina Newsome
Rizzetta & Company

February 1, 2023

Re: Landscape Management Service Pricing Increase

Dear Christina,

As you are likely aware, 2022 has seen its share of economic challenges, with robust demand outpacing material and labor supply. Though we have been fortunate at Sunrise not to have experienced major disruptions to our supply chain, the input costs for materials and labor have experienced rapid inflation over the past 12 months. For example, we have experienced cost increases for irrigation materials (25% YoY), hourly labor (15% YoY), and plant materials (25%) that have presented operational challenges over the past year.

In an effort to be good partners for Rizzetta & Company, Sunrise has absorbed all of these costs increases to date in hopes that these inflationary pressures would subside. However, given that the Consumer Price Index for our area has increased 10% year over year¹, we will no longer be able to sustainably provide our landscape maintenance services under the current pricing. Effective March 1st, 2023; the price for Landscape Management Services at Hawkstone - Darsey Phase 2 is \$52,485.58 for the remainder of the year.

We hope you appreciate our efforts to absorb these cost increases for as long as possible and the need for us to adjust our prices based on market conditions.

We appreciate your partnership, and we look forward to a continued fruitful relationship.

Regards,

Tom Bryant
Jay Grimaldi – General Manager

97. *Tampa-St. Petersburg-Clearwater, FL, CPI-U 2-month and 12-month percent changes*
(https://www.bls.gov/regions/southeast/news-release/consumerpriceindex_tampa.htm)

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, January 18, 2023, at 3:00 p.m.** at the office of Rizzetta & Company, Inc. located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578.

Present and constituting a quorum were:

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

Also present were:

| | |
|-------------------|---|
| Christina Newsome | District Manager; Rizzetta & Co. |
| John Vericker | District Counsel; Straley Robin Vericker (via Phone) |
| John Fowler | Field Inspection Specialist; Rizzetta & Co. |

| | |
|----------|--------------------|
| Audience | Not 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 were no audience comments.

| | |
|--------------------------------|--|
| THIRD ORDER OF BUSINESS | Discussion of Conveyance of Land to CDD |
|--------------------------------|--|

On a Motion by Mr. O'Brien seconded by Mr. Dunham, with all in favor, the Board of Supervisors approved the Conveyance of Land to CDD Deed, for the Hawkstone Community Development District.

| | |
|---------------------------------|---|
| FOURTH ORDER OF BUSINESS | Consideration of Sunrise Landscape Proposals |
|---------------------------------|---|

On a Motion by Ms. Martin, seconded by Mr. DeArmas, with all in favor, the Board of Supervisors approved the Sunrise Landscape Proposals, for the Hawkstone Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Solitude Proposal for
Hinton Ponds**

On a Motion by Mr. O'Brien, seconded by Mr. Dunham, with all in favor, the Board of Supervisors approved proposals from Solitude for ponds in Hawkstone Hinton, for the Hawkstone Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Regular Minutes of
Board of Supervisors Meeting held
on December 21, 2022**

On a Motion by Ms. Martin, seconded by Mr. O'Brien, with all in favor, the Board of Supervisors approved the Regular Meeting Minutes for December 21, 2022, for the Hawkstone Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker was present via phone, there were no updates for the Board.

B. District Engineer

Not present; no report was given at the time.

C. Landscape Inspection Report

John Fowler was present and presented the Landscape Inspection Report to the Board.

D. District Manager

Ms. Newsome was present, however; there was no report given at the time.

EIGHTH ORDER OF BUSINESS

Supervisor requests

There were no supervisor requests at the time.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. O'Brien, seconded by Ms. Martin, with all in favor, the Board of Supervisors adjourned the meeting at 3:10 p.m., for the Hawkstone Community Development District.

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Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 5

Hawkstone

LANDSCAPE INSPECTION REPORT



January 31, 2023
Rizzetta & Company
John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Amenity Center

General Updates, Recent & Upcoming Maintenance Events

- ❑ Treat ant mounds throughout the community.
- ❑ Sunrise needs to maintain along the fence line of individual residents that border with CDD property.
- ❑ October begins the fertilization period allowed with Nitrogen. Please follow the guidelines within the contract. Notify me 5 business days before application.

The following are action items for LMP complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold and Underlined** is a BOS decision request.

1. Remove the dead out of the Podocarpus by the small dog park. (Pic. 1)



6. Dripline by the electrical box lying on top of the Juniper in front of the amenity center. Is this an area that is going to be enhanced soon? Otherwise, please have this pinned under the shrubs. (Pic. 6)



2. There are still a few ant mounds throughout the district, however, Sunrise has eradicated approximately 75% of the ones on site last two inspections.
3. Checking to see if the rejuvenation cutbacks are being scheduled? Historically, the last few days of February are safe to start.
4. Tip prune the dead out of the 'Parsoni' Juniper around the amenity center and dog park.
5. Diagnose and treat the St. Augustine in front of the dog park. Also, this area could have irrigation coverage issues so please check this as well. (Pic. 5>)



Darsey, Balm Boyette, Okerland

7. The ROWs on Hawkstone Trail Blvd. between Horseshoe Bend and Woodland Spur had mounded areas on both sides that were not installed. These areas have been leveled out but still need turf.

8. The newly installed St. Augustine on Hawkstone Trail Blvd. between Horseshoe Bend and Woodland Spur does not look lush. Please check the irrigation for proper establishment and fertilize as per the contract. (Pic. 8)



9. The culvert at the pond on Horseshoe Bend has been detailed. Please keep this on your schedule.

10. The annuals at the monument on Woodland Spur and Balm Boyette look great. (Pic. 10)



11. Rejuvenation cutbacks need to be scheduled for the frost damaged shrubs on the sides of the monuments on Woodland Spur and Balm Boyette intersection.

12. There are Flax Lilies that need the dead cleaned out of them next to the wooden fence just South of the roundabout on Balm Boyette. (Pic. 12)



13. It appears all the trees have been straightened along the berm on the Balm Boyette ROW.

14. New plantings are being installed during this inspection. Currently, they are working on the roundabouts and triangles on Balm Boyette in front of the main entrance. I am also noting that it appears they are installing new drip line for proper establishment.

15. Schedule the rejuvenation cutbacks at the exit ROW of Okerland.

16. Has it been proposed to fill in Perennial Peanut on the front bullnose before going through the gate to Okerland? If not, please provide one.

17. The newly installed turf at the lift station on Swiss Bridge Dr. appears dry. Please check the irrigation for proper establishment.

18. Treat ant mounds at the Okerland entrance.



Okerlund

19. Remove a weed growing within a Sable Palm at the mailbox kiosk area by the models in Okerlund. (Pic. 19)



24. Sunrise has removed the vinyl fencing left by a contractor at the end of the sidewalk heading to the trail at the end of Paddock Wood Pl. cul-de-sac.

25. Sunrise has installed new palms removed due to the hurricane on the sidewalk at the end of Paddock Wood Pl. However, irrigation still needs to be repaired here and mulch installed. (Pic. 25)



20. Remove the sucker growth off the Crepe Myrtle at the mailbox kiosk area by the models in Okerlund.

21. Treat the Dollarweed starting to grow within the St. Augustine at the roundabout on Paddock Wood Pl. cul-de-sac.

22. Shrubs damaged at the Paddock Wood Pl roundabout. I checked these plants, and they are still alive. Please schedule the rejuvenation cutback. (Pic. 22)



26. Sunrise has defined and mulched the trail from Paddock Wood Pl. to Balm Boyette. (Pic. 26)



23. Treat the ant mounds within the ornamental grasses by the sidewalk leading to the trail at the end of Paddock Wood Pl. cul-de-sac. Rake smooth any non-active mounds.

27. Sunrise has mowed down the retention pond at the end of the trail. Please keep this maintained until the rainy season.

