



Rizzetta & Company

# **Hawkstone Community Development District**

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## **Board of Supervisors' Regular Meeting March 20, 2024**

**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

<b>District Board of Supervisors</b>	Matthew O'Brien	Chairperson
	Brent Dunham	Vice Chairperson
	Marlena Nitschke	Assistant Secretary
	Allison Martin	Assistant Secretary
	Nicolas DeArmas	Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, nc.
<b>District Counsel</b>	John Vericker	Straley Robin Vericker
<b>District Engineer</b>	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 1-800955-8771 (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.

**Board of Supervisors  
Hawkstone Community  
Development District**

**March 13, 2024**

**FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Hawkstone Community Development District will be held on **Wednesday, March 20, 2024, at 4:00 p.m.**, at the office of Rizzetta & Company Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578. The following is the final agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A.** Landscape Inspection Services
    1. Presentation of Landscape Inspection Report.....Tab 1
    2. Presentation of Irrigation Inspection Report.....Tab 2
  - B.** District Counsel
    1. Consideration of Interlocal Agreement.....USC
    2. Discussion of Trespassing Agreement .....Tab 3
  - C.** District Engineer
  - D.** District Manager
- 4. BUSINESS ITEMS**
  - A.** Consideration of Enhanced Pool Gate Proposal.....Tab 4
  - B.** Ratification of Aqua Sentry Lane Divider Executed Proposal.....Tab 5
  - C.** Ratification of Peanut Install Executed Proposal.....Tab 6
  - D.** Ratification of Executed Plumbing Proposal.....Tab 7
- 5. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of Board of Supervisors Regular Meeting held on February 21, 2024.....Tab 8
  - B.** Consideration of Operations and Maintenance Expenditures for February 2024.....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,

*Matthew Huber*

Matthew Huber  
District Manager

## **Tab 1**

# Hawkstone

## LANDSCAPE INSPECTION REPORT



February 29th, 2024  
Rizzetta & Company  
John Fowler – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management



# Summary, Amenity Center

## General Updates, Recent & Upcoming Maintenance Events

❑ There are numerous ant mounds throughout the district.

❑ What is the fertilizer schedule for the next few months before the Nitrogen ban starts?

The following are action items for Sunrise to 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 & Underlined** is info or a question for the BOS. **Orange** is items for Staff to address.

1. It appears there are two dead Sable Palms in the parking lot of the amenity center. One by the playground and one near the mailbox kiosk.

2. Playground mulch needs to be replenished at the amenity center.

3. Treat grassy weeds in the playground mulch at the amenity center.

4. The bed and area behind the playground needs maintenance. (Pic. 4)



5. Tip prune the dead out of the Juniper 'Parsoni' on the North bed of the new pool.

6. Diagnose and treat the ornamental grasses that were cut back at the south entrance of the new pool. They are in decline. What can be done to improve these?

7. Clean out the dead material in the Japanese Blueberry tree at the older pool along the fence line near the dog park.

8. Dog park needs to be maintained more often to keep the weeds down. Some weeds over 1 ft. tall. (Pic. 8)



9. Treat ant mounds in the dog park area. There are several active mounds.

10. Schedule a cut back on the Ornamental Grasses outside the aluminum fence of the small dog park.

11. Treat the joint crack weeds in the cement in front of the entrance into both dog parks.

12. Remove the dead material out of the Podocarpus in front of the aluminum fence at the large dog park.





# Hawkstone Trail Blvd.

13. Ensure the storm drain is edged and clear of vegetation in front of the aluminum fence of the large dog park. (Pic. 13)



14. There are still signs of fungus in the turf in front of the amenity center along Hawkstone Trail Blvd.

15. There is a missing valve cover in turf between the main entrance to the amenity center parking lot and the mailbox kiosk along Hawkstone Trail Blvd. (Pic. 15)



16. Treat crack weeds between the curbing and the asphalt on Hawkstone Trail Blvd.

17. There is a large weed that needs to be removed growing within the cardboard palms in the bed on Hawkstone Trail Blvd. at the Brumby Bridge Ave. intersection.

18. Treat weeds in the beds in the median island of Hawkstone Trail Blvd.

- 19. There is a dead Sable Palm behind the monument on the exit side of Hawkstone Trail Blvd. at the Boyette roundabout.**

20. Treat ant mounds in turf and beds on Hawkstone Trail Blvd. It seems there are more mounds this inspection than the last couple.

21. Treat weeds in the Perennial Peanut on the triangle medians around the large roundabout for Boyette and Hawkstone.

22. Remove weeds in the Liriope and Juniper in front of the entrance and exit monuments of Hawkstone Trail Blvd.

23. Treat broadleaf turf weeds in the St. Augustine turf on Hawkstone Trail Blvd. between the sidewalk and the road.

24. Diagnose and treat the Ornamental Grasses for possible Spider Mites and schedule a cutback pruning event on HTB between Shetland Walk and Horseshoe Bend Dr.

25. Noting damage behind a couple homes on the Northside of Horse Trot Rd. where it appears a pool is being installed. Will monitor this throughout the process. (Pic. 25)





# Balm Boyette, Okerlund

26. Noting the turf is greening up along Hawkstone Trail Blvd. from Woodland Spur to Summer Branch.

27. Diagnose and treat a couple Plumbago along Hawkstone Trail Blvd. from Woodland Spur to Summer Branch. Remove any dead or diseased material.

28. Noting a small trench that settled behind 14888 and 14890 Paddock Pond that needs to be filled in. Will have to watch this area in the future as the homeowner says this area holds water and does not drain down to the pond. (Pic. 28)



29. Noting there are many straps on the trees on Hawkstone Trails Blvd. from Paddock Pond to Summer Branch that are not secured. These need to be removed if no longer needed or reinstalled.

30. Remove a dead shrub in bed by the lift station on Hawkstone Trail Blvd.

31. Pool Side Pl. park has a couple Coontie by the bench that may need to be replaced.

32. Treat the broadleaf turf weeds at Pool Side Pl.

33. Diagnose and treat the Juniper at Pool Side Pl. Remove any dead or diseased material.

34. Noting the newly installed palm trees on Hawkstone Trail Blvd. by the new gate entrance are still tied up and need to be released. (Pic. 34)



35. Diagnose and treat Ornamental Grasses on Hawkstone Trail Blvd. between Summer Branch and Rider Pass Dr.

36. Diagnose and treat the Ornamental Trees at Well Spring Dr. and Sterling Spur park that appears to be struggling. Last inspection there was one and now there are four. Are these in shock from newly being planted? (Pic. 36)



37. There are a few 'Pacific Blue' Juniper that have died and need to be replaced at the park on Well Spring Dr. and Sterling Spur Ave. park by the table.



# Balm Boyette, Okerlund

38. Repair a rut in the turf on the backside of the Well Spring Dr. and Sterling Spur Ave. park.

39. Passive park is being signed off to the CDD soon but still has some work needed by the installer.

40. A few dead trees that need to be replaced at the passive park.

41. Debris needs to be removed on the Northside of the passive park shared with the Southend of Paddock Pond roundabout. (Pic. 41)



42. Clear the land bridge located between the passive park and Westside of Paddock Pond. There is concrete and dirt mound. Will the silt fence be removed? (Pic. 42)



43. Treat weeds in the tree rings on Balm Boyette ROW.

44. Large ant mounds that need treatment along Balm Boyette ROW.

45. Treat weeds in beds and turf on Balm Boyette at Swiss Bridge Dr. entrance.

46. Schedule a rejuvenation cutback for the Firebush and Thryallis at the Swiss Bridge ROW before entering the gate on the North ROW.

47. Treat sedge in turf on Paddock Wood Pl.



## **Tab 2**



SUNRISE			ZONE #	PROGRAM	RUN TIME	ZONE TYPE	PLANT TYPE	ADJUST HEAD	RAISE/LOWER/STR	CLEAR NOZZLES	REPLACE NOZZLE	BROKEN 6" SPRAY	BROKEN 12" SPRAY	BROKEN ROTOR	D RIP RISER	ZONE PIPE LEAK	VALVE LINE LEAK	VALVE NOT OPER.	BROKEN VALVE BOX	MAIN LINE LEAK	UPGRADE TO 6"	UPGRADE TO 12"	INSTALL RISER	RELOCATE HEAD	ADD HEAD	NO FAULTS FOUND
<b>IRRIGATION INSPECTION REPORT</b>			1	A	15	B																				KEY
JOB NAME:	HAWKSTONE (Horse trot Rd)		2	A	15	S																				R= ROTOR
CONTROLLER:	Hunter/Hybrid		3	A	15	S																				S= SPRAY
DATE:																										D=DRIP/MICRO
TECHNICIAN:	Walter																									B= BUBBLER
<b>WATERING SCHEDULE</b>																										MP=ROTATOR
PROGRAM	WATER DAYS	START																								WT= TURF
A	M TU W TH F SA SU	12:00 AM																								BH= BAHIA
B	M TU W TH F SA SU																									SH= SHRUBS
C	M TU W TH F SA SU																									TR= TREES
D	M TU W TH F SA SU																									A= ANNUALS
E	M TU W TH F SA SU																									MX= MIXED PLANTS
F	M TU W TH F SA SU																									GC= GROUND COVER
<b>WATER SOURCE</b>																										
POTABLE	WELL	RECLAIMED	SURFACE																							
METER SIZE:	5/8	3/4	1	1-1/4	1-1/2	2																				
PUMP HP:	PS-RELAY / PRESS.	BF:	N/A																							
<b>CONTROLLER</b>			<b>COMMENTS</b>																				<b>TIME IN</b>			
TYPE: Hunter ICC-2 PL WORKING? Y / N			Location: 14676 Horse trot rd, Lithia. FL 33547																							
<b>SENSOR</b>																							<b>TIME OUT</b>			
TYPE: Hunter WR-Clik WORKING? Y / N																										

③ GAILOR-RUN 1400

JOB NAME:	Hawkstone (Calliope Run)
CONTROLLER:	Hunter XC Hybrid
DATE:	
TECHNICIAN:	Walter

PROGRAM	WATER DAYS	START
A	M <u>TU</u> W <u>TH</u> F <u>SA</u> SU	12:00PM
B	M TU W TH F SA SU	
C	M TU W TH F SA SU	
D	M TU W TH F SA SU	
E	M TU W TH F SA SU	
F	M TU W TH F SA SU	

POTABLE WELL RECLAIMED SURFACE

PUMP HP:	PS-RELAY / PRESS.	BF:	N/A
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## TYPE: Hunter ICC-2 PL WORKING? Y / N

TYPE: Hunter WR-Clik WORKING? Y / N

ZONE # PROGRAM RUN TIME ZONE TYPE PLANT TYPE ADJUST HEAD  
 RAISE/LOWER/STR CLEAR NOZZLES REPLACE NOZZLE  
 BROKEN 6" SPRAY BROKEN 12" SPRAY BROKEN ROTOR  
 BROKEN RISER DRIP PIPE LEAK ZONE LINE LEAK  
 VALVE LEAK VALVE NOT OPER. BROKEN VALVE BOX  
 MAIN LINE LEAK UPGRADE TO 6" UPGRADE TO 12"  
 INSTALL RISER RELOCATE HEAD ADD HEAD  
 NO FAULTS FOUND

1	A	13	D
---	---	----	---

2	A	15	S
---	---	----	---

3	A	15	S
---	---	----	---

4	A	15	S
---	---	----	---

S	A	15	B
---	---	----	---

6	A	15	5
---	---	----	---

7	A	15	S
---	---	----	---

### KEY

R= ROTOR

S= SPRAY

D=DRIP/MICRO

B= BUBBLER

MP=ROTATOR

WT= TURF

BH= BAHIA

SH= SHRUBS

TR= TREES

**A= ANNUALS**

MX= MIXED PLANTS

GC= GROUND COVER

COMMENTS

TIME IN

## TIME OUT



Control # C.

JOB NAME:	Hawkstone
CONTROLLER:	Hunter / HC Hybrid
DATE:	Hunter
TECHNICIAN:	Walter

PROGRAM	WATER DAYS	START
A	M TU W TH F SA SU	11:00 PM
B	M TU W TH F SA SU	
C	M TU W TH F SA SU	
D	M TU W TH F SA SU	
E	M TU W TH F SA SU	
F	M TU W TH F SA SU	

POTABLE WELL RECLAIMED SURFACE						
METER SIZE:	5/8	3/4	1	1-1/4	1-1/2	2
PUMP HP:	PS-RELAY / PRESS. BF:				N/A	

## TYPE: Hunter ICC-2 PL WORKING? Y / N

## TYPE: Hunter WR-Clik WORKING? (Y) / N

ZONE #    PROGRAM    RUN TIME    ZONE TYPE    PLANT TYPE    ADJUST HEAD    RAISE/LOWER/STR    CLEAR NOZZLES    REPLACE NOZZLE    BROKEN 6" SPRAY    BROKEN 12" SPRAY    BROKEN ROTOR    BROKEN RISER    DRIP PIPE LEAK    ZONE LINE LEAK    VALVE LEAK    VALVE NOT OPER.    BROKEN VALVE BOX    MAIN LINE LEAK    UPGRADE TO 6"    UPGRADE TO 12"    INSTALL RISER    RELOCATE HEAD    ADD HEAD    NO FAULTS FOUND

## KEY

R= ROTOR

S= SPRAY

D=DRIP/MICRO

B= BUBBLER

MP=ROTATOR

WT= TURF

BH= BAHIA

SH= SHRUBS

TR= TREES

A= ANNUALS

MX= MIXED PLANTS

GC= GROUND COVER

**COMMENTS**

TIME IN

## TIME OUT



SUNRISE			ZONE #	PROGRAM	RUN TIME	ZONE TYPE	PLANT TYPE	ADJUST HEAD	RAISE/LOWER/STR	CLEAR NOZZLES	REPLACE NOZZLE	BROKEN 6" SPRAY	BROKEN 12" SPRAY	BROKEN ROTOR	D RIP PIPE LEAK	ZONE LINE LEAK	VALVE LEAK	VALVE NOT OPER.	MAIN VALVE BOX	UPGRADE TO 6"	UPGRADE TO 12"	INSTALL RISER	RELOCATE HEAD	ADD HEAD	NO FAULTS FOUND		
Control #7			1	A	10	D																					
IRRIGATION INSPECTION REPORT			KEY																								
JOB NAME: Hawkstone			2	A	10	S																					R= ROTOR
CONTROLLER: Hunter / Hybrid.			3	A	10	S																					S= SPRAY
DATE:			4	A	10	S																					D=DRIP/MICRO
TECHNICIAN: Walter			5	A	10	S																					B= BUBBLER
WATERING SCHEDULE			6	A	10	B																					MP=ROTATOR
PROGRAM	WATER DAYS	START	7	A	10	S																					WT= TURF
A	M TU W TH F SA SU	10:00 AM																									BH= BAHIA
B	M TU W TH F SA SU																										SH= SHRUBS
C	M TU W TH F SA SU																										TR= TREES
D	M TU W TH F SA SU																										A= ANNUALS
E	M TU W TH F SA SU																										MX= MIXED PLANTS
F	M TU W TH F SA SU																										GC= GROUND COVER
WATER SOURCE																											
POTABLE WELL RECLAIMED SURFACE																											
METER SIZE: 5/8 3/4 1 1-1/4 1-1/2 2																											
PUMP HP: PS-RELAY / PRESS. BF: N/A																											
CONTROLLER			COMMENTS																				TIME IN				
TYPE: Hunter ICC-2 PL WORKING? Y / N			Gallop Run Dr. 14700																								
SENSOR			12899- Hunter Steer.																				TIME OUT				
TYPE: Hunter WR-Click WORKING? Y / N																											

## Control E

ZONE #    PROGRAM    RUN TIME    ZONE TYPE    PLANT TYPE    ADJUST HEAD    RAISE/LOWER/STR    CLEAR NOZZLES    REPLACE NOZZLE    BROKEN 6" SPRAY    BROKEN 12" SPRAY    BROKEN ROTOR    BROKEN RISER    DRIP PIPE LEAK    ZONE LINE LEAK    VALVE LEAK    VALVE NOT OPER.    BROKEN VALVE BOX    MAIN LINE LEAK    UPGRADE TO 6"    UPGRADE TO 12"    INSTALL RISER    RELOCATE HEAD    ADD HEAD    NO FAULTS FOUND

1	A	20	R
2	A	20	R
3	B	10	D
4	A	15	S
5	A	15	S
6	A	20	R

[illegible][illegible][illegible][illegible][illegible][illegible]

## TIME IN

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TIME OUT

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SUNRISE

Control # F

## IRRIGATION INSPECTION REPORT

JOB NAME: Hawkstone

CONTROLLER: Hunter / ICC - Hybrid

DATE: \_\_\_\_\_

TECHNICIAN: Walter

## WATERING SCHEDULE

PROGRAM	WATER DAYS	START
A	M <u>TU</u> <u>W</u> <u>TH</u> <u>F</u> SA SU	12:00AM
B	M TU W TH F SA SU	
C	M TU W TH F SA SU	
D	M TU W TH F SA SU	
E	M TU W TH F SA SU	
F	M TU W TH F SA SU	

## WATER SOURCE

POTABLE WELL RECLAIMED SURFACE

METER SIZE: 5/8 3/4 1 1-1/4 1-1/2 2

PUMP HP: PS-RELAY / PRESS. BF: N/A

## CONTROLLER

TYPE: Hunter ICC-2 PL WORKING? Y / N

## SENSOR

TYPE: Hunter WR-Clik WORKING? Y / N

ZONE # PROGRAM RUN TIME ZONE TYPE PLANT TYPE ADJUST HEAD RAISE/LOWER/STR CLEAR NOZZLES REPLACE NOZZLE BROKEN 6" SPRAY BROKEN 12" SPRAY BROKEN ROTOR BROKEN RISER DRIP PIPE LEAK ZONE LINE LEAK VALVE LEAK VALVE NOT OPER. MAIN VALVE BOX UPGRADE TO 6" UPGRADE TO 12" INSTALL RISER RELOCATE HEAD ADD HEAD NO FAULTS FOUND

## KEY

R= ROTOR

S= SPRAY

D=DRIP/MICRO

B= BUBBLER

MP=ROTATOR

WT= TURF

BH= BAHIA

SH= SHRUBS

TR= TREES

A= ANNUALS

MX= MIXED PLANTS

GC= GROUND COVER

## COMMENTS

## TIME IN

## TIME OUT

13063 WellSpring Dr Lithia FL 33542



## Hawksstone Control #3

JOB NAME:	HAWKSTONE
CONTROLLER:	Hunter/Icc 2 #3
DATE:	
TECHNICIAN:	Walter.

PROGRAM	WATER DAYS	START
A	M <u>TU</u> W <u>TH</u> F <u>SA</u> SU	7 PM
B	M <u>W</u> <u>F</u> SU	
C	M <u>TU</u> W <u>TH</u> F <u>SA</u> SU	5 PM
D	M TU W TH F SA SU	
E	M TU W TH F SA SU	
F	M TU W TH F SA SU	

POTABLE WELL RECLAIMED SURFACE			
METER SIZE:	5/8	3/4	1 1-1/2 2
PUMP HP:	PS-RELAY / PRESS.	BF:	N/A

TYPE: Hunter ICC-2 PL WORKING? Y / N

**SENSOR**

TYPE: Hunter WR-Click WORKING? Y / N

ZONE #    PROGRAM    RUN TIME    ZONE TYPE    PLANT TYPE    ADJUST HEAD    RAISE/LOWER/STR    CLEAR NOZZLES    REPLACE NOZZLE    BROKEN 6" SPRAY    BROKEN 12" SPRAY    BROKEN ROTOR    BROKEN RISER    DRIP PIPE LEAK    ZONE LINE LEAK    VALVE LEAK    VALVE NOT OPER.    BROKEN VALVE BOX    MAIN LINE LEAK    UPGRADE TO 6"    UPGRADE TO 12"    INSTALL RISER    RELOCATE HEAD    ADD HEAD    NO FAULTS FOUND

[illegible]

### KEY

R= ROTOR

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B= BUBBLER

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WT= TURF

BH= BAHIA

SH= SHRUBS

TR= TREES

A= ANNUALS

MX= MIXED PLANTS

GC= GROUND COVER

TIME IN

## TIME OUT

A-3 HR 20  
C-130 HR.

RIDER-PASS-DR-14892  
Hawkestone trail 13099



SUNRISE

Control [A]

## IRRIGATION INSPECTION REPORT

JOB NAME: Hawkstone  
 CONTROLLER: Hunter, XC Hybrid  
 DATE: 3/4/24  
 TECHNICIAN: Tavares / Walter

## WATERING SCHEDULE

PROGRAM	WATER DAYS	START
A	M TU W TH F SA SU	12:00pm
B	M TU W TH F SA SU	
C	M TU W TH F SA SU	
D	M TU W TH F SA SU	
E	M TU W TH F SA SU	
F	M TU W TH F SA SU	

## WATER SOURCE

POTABLE WELL RECLAIMED SURFACE

METER SIZE: 5/8 3/4 1 1-1/4 1-1/2 2

PUMP HP: PS-RELAY / PRESS. BF: N/A

## CONTROLLER

TYPE: Hunter ICC-2 PL WORKING? Y / (N)

## SENSOR

TYPE: Hunter WR-Click WORKING? Y / N

ZONE # PROGRAM RUN TIME ZONE TYPE PLANT TYPE ADJUST HEAD RAISE/LOWER/STR CLEAR NOZZLES REPLACE NOZZLE BROKEN 6" SPRAY BROKEN 12" SPRAY BROKEN ROTOR DRIP PIPE LEAK ZONE LINE LEAK VALVE LEAK VALVE BREAK BROKEN NOT OPER. MAIN VALVE BOX UPGRADE TO 6" UPGRADE TO 12" INSTALL RISER RELOCATE HEAD ADD HEAD NO FAULTS FOUND

## KEY

R= ROTOR

S= SPRAY

D=DRIP/MICRO

B= BUBBLER

MP=ROTATOR

WT= TURF

BH= BAHIA

SH= SHRUBS

TR= TREES

A= ANNUALS

MX= MIXED PLANTS

GC= GROUND COVER

## COMMENTS

## TIME IN

## TIME OUT

SUNRISE

Control [B]

## IRRIGATION INSPECTION REPORT

JOB NAME: Hawksstone

CONTROLLER: XC Hunter Hybrid

DATE:

TECHNICIAN: Laveres / Walter

## WATERING SCHEDULE

PROGRAM	WATER DAYS	START
A	M <del>TU</del> W <del>TH</del> F <del>SA</del> SU	12:00 AM
B	M TU W TH F SA SU	
C	M TU W TH F SA SU	
D	M TU W TH F SA SU	
E	M TU W TH F SA SU	
F	M TU W TH F SA SU	

## WATER SOURCE

POTABLE WELL RECLAIMED SURFACE

METER SIZE: 5/8 3/4 1 1-1/4 1-1/2 2

PUMP HP: PS-RELAY / PRESS. 3F N/A

## CONTROLLER

TYPE: Hunter ICC-2 PL WORKING? Y / N

## SENSOR

TYPE: Hunter WR-Click WORKING? Y / N

ZONE # PROGRAM RUN TIME ZONE TYPE PLANT TYPE ADJUST HEAD  
 RAISE/LOWER/STR  
 CLEAR NOZZLES  
 REPLACE NOZZLE  
 BROKEN 6" SPRAY  
 BROKEN 12" SPRAY  
 BROKEN ROTOR  
 BROKEN RISER  
 DRIP PIPE LEAK  
 ZONE LINE LEAK  
 VALVE LEAK  
 VALVE NOT OPER.  
 BROKEN VALVE BOX  
 MAIN LINE LEAK  
 UPGRADE TO 6"  
 UPGRADE TO 12"  
 INSTALL RISER  
 RELOCATE HEAD  
 ADD HEAD  
 NO FAULTS FOUND

## KEY

R= ROTOR

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SH= SHRUBS

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A= ANNUALS

MX= MIXED PLANTS

GC= GROUND COVER

## COMMENTS

## TIME IN

## TIME OUT



# SUNRISE

Control [C]

## IRRIGATION INSPECTION REPORT

JOB NAME: Hawkstone  
 CONTROLLER: Hunter XC Hybrid  
 DATE:  
 TECHNICIAN: Tawans / Walter

## WATERING SCHEDULE

PROGRAM	WATER DAYS	START
A	M TU W TH F SA SU	11:00 pm
B	M TU W TH F SA SU	
C	M TU W TH F SA SU	
D	M TU W TH F SA SU	
E	M TU W TH F SA SU	
F	M TU W TH F SA SU	

## WATER SOURCE

POTABLE WELL RECLAIMED SURFACE

METER SIZE: 5/8 3/4 1 1-1/4 1-1/2 2

PUMP HP: PS-RELAY / PRESS. BP: N/A

## CONTROLLER

TYPE: Hunter ICC-2 PL WORKING? Y / N

## SENSOR

TYPE: Hunter WR-Clik WORKING? Y / N

ZONE # PROGRAM RUN TIME ZONE TYPE PLANT TYPE ADJUST HEAD RAISE/LOWER/STR CLEAR NOZZLES REPLACE NOZZLE BROKEN 6" SPRAY BROKEN 12" SPRAY BROKEN ROTOR BROKEN RISER DRIP PIPE LEAK ZONE LINE LEAK VALVE LEAK VALVE NOT OPER. BROKEN VALVE BOX MAIN LINE LEAK UPGRADE TO 6" UPGRADE TO 12" INSTALL RISER RELOCATE RISER ADD HEAD NO FAULTS FOUND

## KEY

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B= BUBBLER

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WT= TURF

BH= BAHIA

SH= SHRUBS

TR= TREES

A= ANNUALS

MX= MIXED PLANTS

GC= GROUND COVER

## COMMENTS

## TIME IN

## TIME OUT

SUNRISE

Control **D**

## IRRIGATION INSPECTION REPORT

JOB NAME: Hawkstone  
 CONTROLLER: Hunter XC Hybrid  
 DATE:  
 TECHNICIAN: Thomas / Walter

## WATERING SCHEDULE

PROGRAM	WATER DAYS	START
A	M TU W TH F SA SU	1:00 AM
B	M TU W TH F SA SU	
C	M TU W TH F SA SU	
D	M TU W TH F SA SU	
E	M TU W TH F SA SU	
F	M TU W TH F SA SU	

## WATER SOURCE

POTABLE WELL RECLAIMED SURFACE

METER SIZE: 5/8 3/4 1 1-1/4 1-1/2 2

PUMP HP: PS-RELAY / PRESS. 30 N/A

## CONTROLLER

TYPE: Hunter ICC-2 PL WORKING? Y / N

## SENSOR

TYPE: Hunter WR-GRK WORKING? Y / N

ZONE # PROGRAM RUN TIME ZONE TYPE PLANT TYPE ADJUST HEAD RAISE/LOWER/STR CLEAR NOZZLES REPLACE NOZZLE BROKEN 6" SPRAY BROKEN 12" SPRAY BROKEN ROTOR DRIP PIPE LEAK ZONE LINE LEAK VALVE LEAK VALVE NOT OPER. BROKEN VALVE BOX MAIN LINE LEAK UPGRADE TO 6" UPGRADE TO 12" INSTALL RISER RELOCATE HEAD ADD HEAD NO FAULTS FOUND

## KEY

R= ROTOR

S= SPRAY

D=DRIP/MICRO

B= BUBBLER

MP=ROTATOR

WT= TURF

BH= BAHIA

SH= SHRUBS

TR= TREES

A= ANNUALS

MX= MIXED PLANTS

GC= GROUND COVER

## COMMENTS

TIME IN

TIME OUT



Control	E
---------	---

[illegible][illegible][illegible][illegible]

EC- GROUND COVER

[illegible][illegible]

COMMENTS	TIME IN
Sitting Area Near the Back Next to Backstage!!	
	TIME OUT



Control F

ZONE #    PROGRAM    RUN TIME    ZONE TYPE    PLANT TYPE    ADJUST HEAD    RAISE/LOWER/STR    CLEAR NOZZLES    REPLACE NOZZLE    BROKEN 6" SPRAY    BROKEN 12" SPRAY    BROKEN ROTOR    BROKEN RISER    DRIP PIPE LEAK    ZONE LINE LEAK    VALVE LEAK    VALVE LEAK    BROKEN NOT OPER.    MAIN VALVE BOX    UPGRADE TO 6"    UPGRADE TO 12"    INSTALL RISER    RELOCATE HEAD    ADD HEAD    NO FAULTS FOUND

1	A	40	S
2	A	40	S
3	A	40	B

KEY  
R= ROTOR  
S= SPRAY  
D=D RIP/MICRO  
B= BUSHING

[illegible][illegible][illegible][illegible][illegible]

COMPTON

DATE	COMMENTS	TIME IN
1963	intelligence De	

	TIME OUT
--	----------

# SUNRISE

Control #31

ZONE #  
 PROGRAM  
 RUN TIME  
 ZONE TYPE  
 PLANT TYPE  
 ADJUST HEAD  
 RAISE/LOWER/STR  
 CLEAR NOZZLES  
 REPLACE NOZZLE  
 BROKEN 6" SPRAY  
 BROKEN 12" SPRAY  
 BROKEN ROTOR  
 BROKEN RISER  
 DRIP PIPE LEAK  
 ZONE LINE LEAK  
 VALVE LEAK  
 VALVE NOT OPER.  
 MAIN VALVE BOX  
 UPGRADE TO 6"  
 UPGRADE TO 12"  
 INSTALL RISER  
 RELOCATE HEAD  
 ADD HEAD  
 NO FAULTS FOUND

## IRRIGATION INSPECTION REPORT

KEY

R= ROTOR

S= SPRAY

D=DRIP/MICRO

B= BUBBLER

MP=ROTATOR

WT= TURF

BH= BAHIA

SH= SHRUBS

TR= TREES

A= ANNUALS

MIX= MIXED PLANTS

GC= GROUND COVER

## WATERING SCHEDULE

PROGRAM	WATER DAYS	START
A	M TU W TH F SA SU	4:00 PM
B	M TU W TH F SA SU	
C	M TU W TH F SA SU	5:00 PM
D	M TU W TH F SA SU	
E	M TU W TH F SA SU	
F	M TU W TH F SA SU	

## WATER SOURCE

POTABLE WELL RECLAIMED SURFACE

METER SIZE: 5/8 3/4 1 1-1/4 1-1/2 2

PUMP HP: PS-RELAY / PRESS. 0P N/A

## CONTROLLER

TYPE: Hunter ICC-2 PL WORKING (1) / 1

## SENSOR

TYPE: Hunter WB-CLK WORKING (1) / 1

## COMMENTS

Hawkstone Trail at Elder Pass Rd  
 In the Right of Eutawville / East of Clarksville

TIME IN

TIME OUT



# SUNRISE

Conto 1 3

## IRRIGATION INSPECTION REPORT

JOB NAME: Hawkstone  
 CONTROLLER: Hunter ICC4  
 DATE:                       
 TECHNICIAN: Tavares / Walter

## WATERING SCHEDULE

PROGRAM	WATER DAYS	START
A	<u>M</u> TU <u>W</u> TH <u>F</u> SA <u>SU</u>	<u>7:00 pm</u>
B	M TU W TH F SA SU	
C	<u>M</u> TU <u>W</u> TH <u>F</u> SA <u>SU</u>	<u>5:00 pm</u>
D	M TU W TH F SA SU	
E	M TU W TH F SA SU	
F	M TU W TH F SA SU	

## WATER SOURCE

POTABLE WELL RECLAIMED SURFACE

METER SIZE: 5/8 3/4 1 1-1/4 1-1/2 2

PUMP HP: PS-RELAY / PRESS. OF: N/A

## CONTROLLER

TYPE: Hunter ICC-2 PL. WORKING? Y / N

## SENSOR

TYPE: Hunter WR-41K. WORKING? Y / N

ZONE # PROGRAM RUN TIME ZONE TYPE PLANT TYPE ADJUST HEAD RAISE/LOWER/STR CLEAR NOZZLES REPLACE NOZZLE BROKEN 6" SPRAY BROKEN 12" SPRAY BROKEN ROTOR DRIP PIPE LEAK ZONE LINE LEAK VALVE LEAK VALVE NOT OPER. MAIN VALVE BOX UPGRADE TO 6" UPGRADE TO 12" INSTALL RISER RELOCATE HEAD ADD HEAD NO FAULTS FOUND

## KEY

R= ROTOR

S= SPRAY

D=DRIP/MICRO

B= BUBBLER

MP=ROTATOR

WT= TURF

BH= BAHIA

SH= SHRUBS

TR= TREES

A= ANNUALS

MX= MIXED PLANTS

GC= GROUND COVER

## COMMENTS

TIME IN

TIME OUT

AL1

TIME OUT



# SUNRISE

ZONE #  
 PROGRAM  
 RUN TIME  
 ZONE TYPE  
 PLANT TYPE  
 ADJUST HEAD  
 RAISE/LOWER/STR  
 CLEAR NOZZLES  
 REPLACE NOZZLE  
 BROKEN 6" SPRAY  
 BROKEN 12" SPRAY  
 BROKEN ROTOR  
 BROKEN RISER  
 DRIP PIPE LEAK  
 ZONE LINE LEAK  
 VALVE LEAK  
 VALVE NOT OPER.  
 BROKEN VALVE BOX  
 MAIN LINE LEAK  
 UPGRADE TO 6"  
 UPGRADE TO 12"  
 INSTALL RISER  
 RELOCATE HEAD  
 ADD HEAD  
 NO FAULTS FOUND

GC= GROUND COVER

TIME OUT

TYPE: Hunter WR-Clik WORKING: Y / N



A

# SUNRISE

ZONE # PROGRAM RUN TIME ZONE TYPE PLANT TYPE ADJUST HEAD  
 RAISE/LOWER/STR  
 CLEAR NOZZLES  
 REPLACE NOZZLE  
 BROKEN 6" SPRAY  
 BROKEN 12" SPRAY  
 BROKEN ROTOR  
 BROKEN RISER  
 DRIP PIPE LEAK  
 ZONE LINE LEAK  
 VALVE LEAK  
 VALVE NOT OPER.  
 BROKEN VALVE BOX  
 MAIN LINE LEAK  
 UPGRADE TO 6"  
 UPGRADE TO 12"  
 INSTALL RISER  
 RELOCATE HEAD  
 ADD HEAD  
 NO FAULTS FOUND

## IRRIGATION INSPECTION REPORT

JOB NAME: Hunter/ACC #1  
 CONTROLLER: Hawkstone COD  
 DATE:  
 TECHNICIAN:

35 C 25 SP  
 36 A 20 SP  
 37 A 50 SP  
 38 C 25 B  
 39 A 20 SP

### KEY

R= ROTOR  
 S= SPRAY  
 D=DRIP/MICRO  
 B= BUBBLER  
 MP=ROTATOR  
 WT= TURF  
 BH= BAHIA  
 SH= SHRUBS  
 TR= TREES  
 A= ANNUALS  
 MX= MIXED PLANTS  
 GC= GROUND COVER

## WATERING SCHEDULE

PROGRAM	WATER DAYS	START
A	M TU W TH F SA SU	6 PM
B	M TU W TH F SA SU	6 PM
C	M TU W TH F SA SU	3 PM
D	M TU W TH F SA SU	
E	M TU W TH F SA SU	
F	M TU W TH F SA SU	

40 A 20 SP  
 41 B 20 SP  
 42 D 40 R  
 43 D 40 R  
 44 D 40 R  
 45 D 40 R  
 46 D 40 R  
 47 D 40 R

Bahia  
 Bahia  
 Bahia  
 Bahia  
 Bahia  
 Bahia

## WATER SOURCE

POTABLE WELL RECLAIMED SURFACE

48 D 40 R  
 49 D 40 R

Bahia  
 Bahia

METER SIZE: 5/8 3/4 1 1-1/4 1-1/2 2

PUMP HP: PS-RELAY / PRESS. BF: N/A

50  
 51 C 25 R

?

## CONTROLLER

TYPE: Hunter ICC-2 PL WORKING Y N

## SENSOR

TYPE: Hunter WR-Click WORKING Y N

## COMMENTS

### TIME IN

### TIME OUT



# SUNRISE

SUNRISE			ZONE #	PROGRAM	RUN TIME	ZONE TYPE	PLANT TYPE	ADJUST HEAD	RAISE/LOWER/STR	CLEAR NOZZLES	REPLACE NOZZLE	BROKEN 6" SPRAY	BROKEN 12" SPRAY	BROKEN ROTOR	DRIIP RISER	ZONE PIPE LEAK	VALVE LINE LEAK	VALVE LEAK	BROKEN NOT OPER.	MAIN VALVE BOX	UPGRADE TO 6"	UPGRADE TO 12"	INSTALL RISER	RELOCATE HEAD	ADD HEAD	NO FAULTS FOUND		
IRRIGATION INSPECTION REPORT			52	C	75	D																					KEY	
JOB NAME:	Hawthorne COD		53	D	40	R																					R= ROTOR	
CONTROLLER:	Hunter/Acc #1		54	B	20	D																					S= SPRAY	
DATE:			55	B	20	SP																					D=DRIP/MICRO	
TECHNICIAN:			56	B	40	SP																					B= BUBBLER	
WATERING SCHEDULE			57	B	20	SP																					MP=ROTATOR	
PROGRAM	WATER DAYS	START	58	C	75	DP																					WT= TURF	
(A)	(M) TU W TH (F) SA SU	6PM	59	C	75	B																					BH= BAHIA	
(B)	(M) TU W TH (F) SA SU	6PM	60	C	75	DP																					SH= SHRUBS	
(C)	(M) (T) W TH F (SA) SU	3PM	61	E	5	D																					TR= TREES	
D	M TU W TH F SA SU		62	C	75	B																					A= ANNUALS	
E	M TU W TH F SA SU		63	C	75	D																					MX= MIXED PLANTS	
F	M TU W TH F SA SU		64	C	75	B																					GC= GROUND COVER	
WATER SOURCE			65	C	75	B																						
POTABLE (WELL) RECLAIMED SURFACE			66																									
METER SIZE:	5/8 3/4 1 1-1/4 1-1/2 (2)		67	D		R																						
PUMP HP:	PS-RELAY / PRESS. BP: N/A		68	B		S																						
CONTROLLER			COMMENTS																				TIME IN					
TYPE: Hunter ICC-Z PL WORKING (Y) / N																							TIME OUT					
SENSOR																												
TYPE: Hunter WR-Click WORKING (Y) / N																												



# SUNRISE

## IRRIGATION INSPECTION REPORT

JOB NAME: Hawthorne COD  
 CONTROLLER: Hunter/Acc #1  
 DATE:                       
 TECHNICIAN:                     

## WATERING SCHEDULE

PROGRAM	WATER DAYS	START
(A)	(M) TU W TH (F) SA SU	6PM
(B)	(M) TU W TH (F) SA SU	6PM
(C)	M (TU) W TH F (SA) SU	3PM
D	M TU W TH F SA SU	
E	M TU W TH F SA SU	
F	M TU W TH F SA SU	

## WATER SOURCE

POTABLE (WELL) RECLAIMED SURFACE

ETER SIZE: 5/8 3/4 1 1-1/4 1-1/2 (6)  
 IMP HP: PS-RELAY / PRESS. BT: N/A

## CONTROLLER

PE: Hunter ICC-2 PL WORKING (Y) / N

## SENSOR

PE: Hunter WR-Click WORKING (Y) / N

ZONE # PROGRAM RUN TIME ZONE TYPE PLANT TYPE ADJUST HEAD RAISE/LOWER/STR CLEAR NOZZLES REPLACE NOZZLE BROKEN 6" SPRAY BROKEN 12" SPRAY BROKEN ROTOR DRIP PIPE LEAK ZONE LINE LEAK VALVE LEAK VALVE NOT OPER. BROKEN VALVE BOX MAIN LINE LEAK UPGRADE TO 6" UPGRADE TO 12" INSTALL RISER RELOCATE HEAD ADD HEAD NO FAULTS FOUND

69 C 35 D Annuals  
 70 B 30 SP  
 71 B 30 SP  
 72 B 45 D  
 73 B 30 SP  
 74 D 40 R  
 75 C 35 D  
 76 B 30 SP  
 77 C 35 D  
 78 C 35 B  
 79 B 30 SP  
 80 B 30 SP

## KEY

R= ROTOR

S= SPRAY

D=DRIP/MICRO

B= BUBBLER

MIP=ROTATOR

W/T= TURF

BH= BAHIA

SH= SHRUBS

TR= TREES

A= ANNUALS

(MIX)= MIXED PLANTS

GC= GROUND COVER

## COMMENTS

TIME IN

TIME OUT



## **Tab 3**



Hillsborough County Sheriff's Office  
**Trespass Authorization Form**



In accordance with Florida Statute 810.09, completion of this form authorizes the Hillsborough County Sheriff's Office, through its duly appointed personnel, to issue and enforce trespass warnings on behalf of the owner or agent of the listed property.

Property/  
Business Name: \_\_\_\_\_

Property Address: \_\_\_\_\_  
\_\_\_\_\_

Phone Number: \_\_\_\_\_

I, \_\_\_\_\_ as owner / agent (*circle one*) of the above listed property, do  
(Print Name)

hereby authorize sworn personnel of the Hillsborough County Sheriff's Office (HCSO) to issue trespass warnings on my behalf. In doing so, I have read and understood the following:

\_\_\_\_\_  
(Please Initial) Owners or their agents are responsible for issuing trespass warnings during hours of operation and at any other times when they are present. This authorization does not alter an owner/agent's ability to issue warnings as they deem appropriate.

\_\_\_\_\_  
(Please Initial) HCSO will only issue trespass warnings under this authority upon the determination that an individual presents a threat to public safety or welfare.

\_\_\_\_\_  
(Please Initial) Issuance of trespass warnings by the HCSO, will be at the sole discretion of the investigating deputy or his/her supervisor.

\_\_\_\_\_  
(Please Initial) HCSO shall not be held liable for any expenses or damages incurred by the property owner as a result of a deputy's decision not to issue a trespass warning.

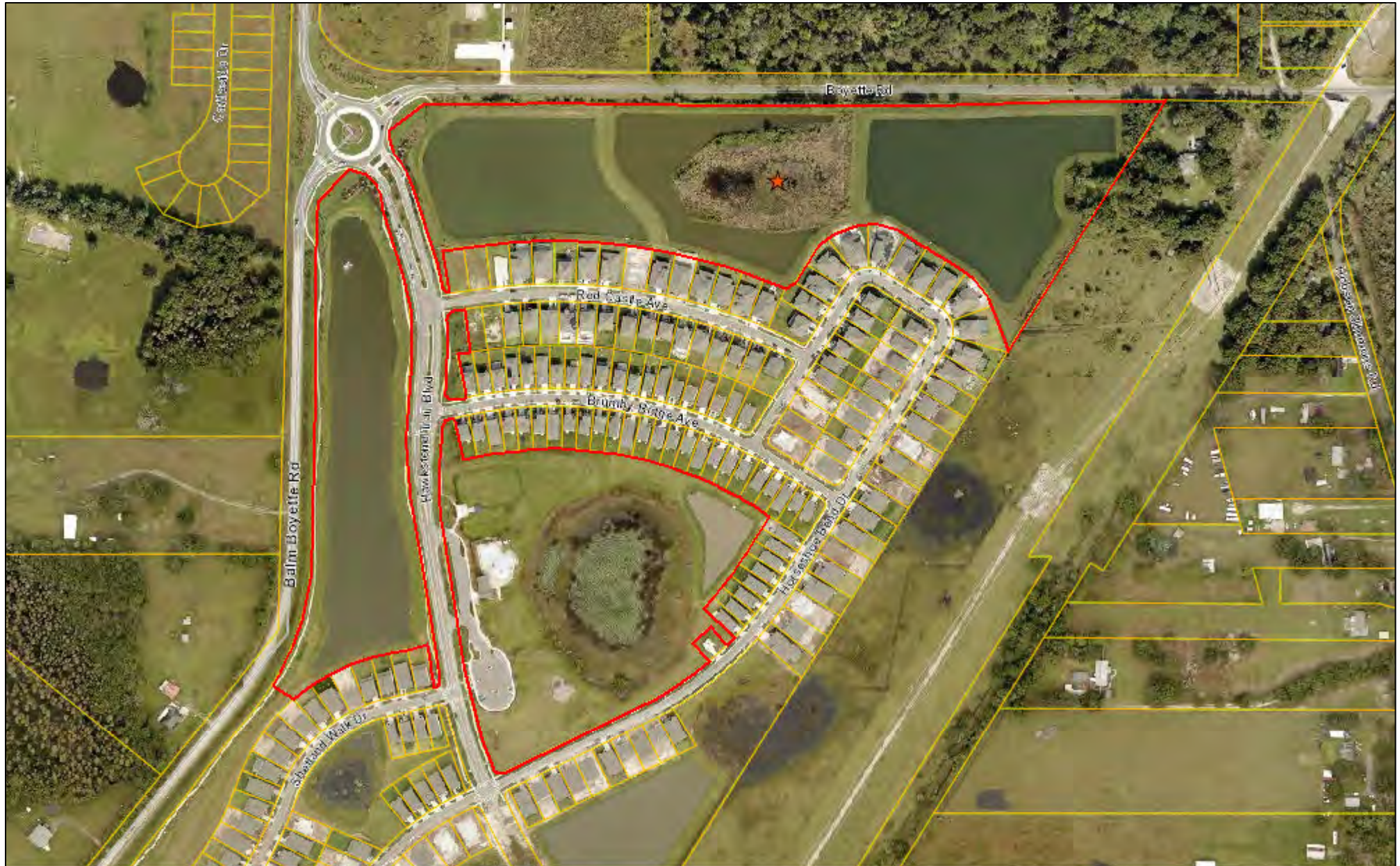
\_\_\_\_\_  
(Please Initial) Change in ownership or agency requires new authorization.

Owner/Agent Signature: \_\_\_\_\_

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



# Hawkstone CDD Property Map



February 29, 2024



0 245 490 980 ft

Bob Henriquez, CFA  
Hillsborough County Property Appraiser  
This map is for assessment purposes only.  
It is not a survey.

2021 Aerials

## **Tab 4**





650 SECOND AVENUE SOUTH  
ST. PETERSBURG, FLORIDA 33701

TEL 727-895-7500  
WWW.CRSBUILDINGCORP.COM

GENERAL CONTRACTOR CGC010350

March 08, 2024

Ms. Allison Martin  
% Hawkstone CDD  
4065 Crescent Park Drive  
Riverview, Florida 33578

RE: Hawkstone Pool Gate Modification Proposal

Dear Allison,

Thank you for the opportunity to provide you with a proposal for the work at the above-mentioned location. We propose to do this work for the Sum of Four Thousand Eight Hundred Fifty-Three and No/100 Dollars (\$4,853.00). The scope of work is as follows:

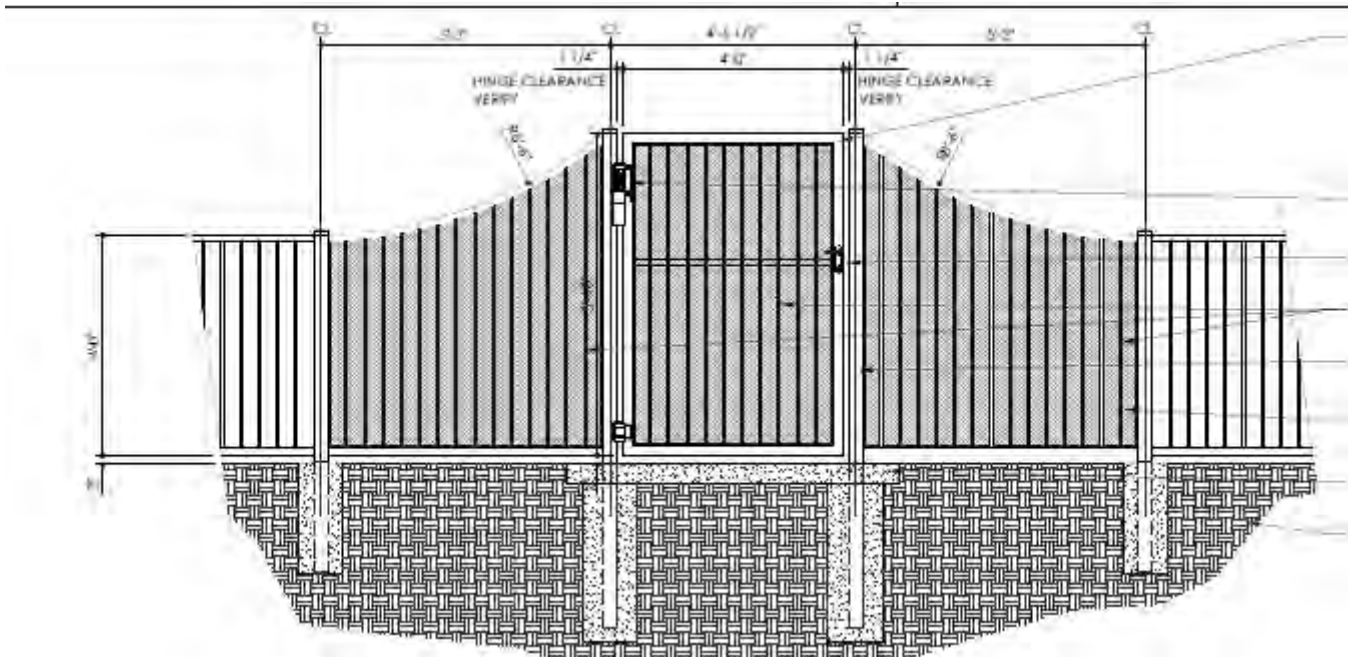
- 1) To modify existing Gate and Side Panels similar to attached elevation.
  - a. Remove & Replace with Taller 3" x 3' Post to allow side fence panel to be level with opposite side.
  - b. Add 13" to both 4" x 4" Gate Posts for Gate
  - c. Add 12" to Gate Height (to make it 6 foot tall overall)
  - d. Fabricate and add Reverse Arch Panels to each existing Side Panels
  - e. Add expanded Metal behind new Panels & Gate Extension
  - f. Powder Coat New Arch Panels and Gate
  - g. Touch-Up Paint as required
- 2) Gate will be removed and modified offsite. Included is a temporary fence to block off access to the Pool area until new Gate is in place.
- 3) Owner will have Access Control Vendor remove and reinstall controls/wiring to this gate.

CRS Building Corporation looks forward to working with you on this project. Should you have any questions, please do not hesitate to contact me.

Sincerely,  
CRS Building Corporation

Craig R. Sas, President

Hawkstone Proposed Gate Modification  
(Elevation View Only)





## **Tab 5**

**Aqua Sentry**

13194 US Highway 301 S Suite 154

Riverview, FL 33578 US

813-943-2755

AquaSentryTampa@gmail.com



## Estimate

**ADDRESS**

Matthew Huber

Hawkstone

Hawkstone Blvd

Lithia, FLA 33547 USA

**ESTIMATE # 1390****DATE 03/03/2024**

ACTIVITY	QTY	RATE	AMOUNT
<b>New Equipment:</b> New Equipment Install new 93 ft of lane divider with bolts for wall.	1	1,376.28	1,376.28

TOTAL

**\$1,376.28**

Accepted By

Accepted Date



## **Tab 6**

**Customer:**

Hawkstone CDD  
12620 Boyette  
Riverview, FL 33579  
Office # 813-533-2952  
Cell #  
Email: MHuber@rizzetta.com

**Account Owner:**

Tom Bryant  
tbryant@sunriselandscape.com  
Date: 3/12/2024

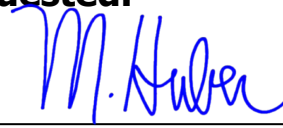
**Hawkstone CDD Paddock Wood Place Circle Peanut Install 2024**



**Purpose: Provide pricing to add additional Peanut plants to fill in bare areas caused by construction.**

**Process: Sunrise to supply and install 400 additional #1 Peanut plants in the pictured area. Pricing includes all labor and materials to plant and touch up mulch per scope above.**

**Results: Missing Peanut replaced as requested.**



03/12/24

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**PROJECT TOTAL: \$4,532.50**

## Terms & Conditions

By



**Tom Bryant**

Date

3/12/2024

**Sunrise Landscape**

By

Date

**Hawkstone CDD**



## **Tab 7**



1623 S. 51st Street  
Tampa, FL 33619-5327

Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida  
33619  
(813) 655-7520  
Plumbing #CFC019219 / Air  
Conditioning #CAC1813675

#### BILL TO

Hawkstone CDD c/o Rizetta  
3434 Colwell Ave #200  
Tampa, FL 33614 USA

INVOICE  
47683

INVOICE DATE  
2/27/2024

#### JOB ADDRESS

12500 Hawkstone Trail Blvd  
12500 Hawkstone Trail Boulevard  
Lithia, FL 33547 USA

Completed Date 2/27/2024  
Customer PO  
Payment Term Net 30  
Due Date 3/28/2024

#### DESCRIPTION OF WORK

Alvarez Plumbing & A/C was contacted for leak in the women's restroom and the toilet lid is broken. Upon arrival, we observed when flushed the tank leaked at bowl. We did not want to make a mess on the floor, so we did not confirm. I found bowl very loose in the tank bolts. We removed tank bolts and found worn gasket on bowl, tank bolts were in good condition. I replaced the 2" gasket and reset the tank. I tightened bolts and filled them. I tested for leaks and operation, no leaks visible and toilet flushed 5 times without accommodations. Alvarez was asked to flush the other 15 toilets and 1 urinal needed vacuum breaker; 1 woman's toilet need major rebuild. Both jobs were tested for leaks and operation and we're operating without leaks or needing any accommodation.

Job complete.

03/04/2024 KMJ

SUB-TOTAL LABOR	
SUB-TOTAL MATERIALS	
SUB-TOTAL OTHER	
SUB-TOTAL	\$502.33
TOTAL DUE	\$502.33
BALANCE DUE	\$502.33

Thank you for choosing Alvarez Plumbing

#### CUSTOMER AUTHORIZATION

My signature denotes that I accept all Terms and Conditions in the CUSTOMER AUTHORIZATION section.


Sign here

Date 2/27/2024

#### CUSTOMER ACKNOWLEDGEMENT



My signature here signifies my full and final acceptance of all work performed by the contractor and the acknowledgment of the Terms & Conditions in the attached CUSTOMER ACKNOWLEDGEMENT section.

Sign here The handwritten signature is written in black ink and appears to read "Nat here".

Date 2/27/2024

---



Alvarez Plumbing and Air Conditioning  
1623 S 51st Street, Tampa, Florida 33619  
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1813675

## Terms & Conditions

### **CUSTOMER AUTHORIZATION**

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

### **CUSTOMER ACKNOWLEDGEMENT**

I find and agree that all work performed by Alvarez Plumbing & Air Conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

### **GUARANTEES:**

Repairs guaranteed 30-days. New fixtures guaranteed one (1) year parts and labor, excluding consumable parts or used outside of manufacturer's instructions. No guarantee on customer supplied parts. Most stoppages guaranteed 30-days subject to recall findings. No guarantee on Commercial stoppages. Not responsible for any patch work unless noted.

## Tab 8



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**MINUTES OF MEETING**

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Each person who decides to appeal any decision made by the Board concerning any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hawkstone Community Development District was **Wednesday, February 21, 2024, at 4:00 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:

Allison Martin	<b>Assistant Secretary</b>
Marlena Nitschke	<b>Assistant Secretary</b>
Nico DeArmas	<b>Assistant Secretary</b>

Also present were:

Matthew Huber	<b>District Manager; Rizzetta &amp; Co.</b>
John Fowler	<b>Landscape Specialist; Rizzetta &amp; Co.</b>
Michael Broadus	<b>District Counsel; Straley Robin Vericker</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Huber called to order the meeting and performed a roll call, confirming that a quorum was present.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

During the meeting, some attendees expressed their concerns about the District. One resident voiced concerns about children at the pool and drivers going the wrong way near the mailboxes. They requested an off-duty sheriff to patrol the school bus stops. Another resident inquired about the recreation area, the pickleball courts, the debris on the trail, and the lack of lighting around it. Other residents also commented on issues such as the electricity at the second gate, unsupervised children at the amenity center, unlocked bathroom doors at the center, and parking issues near the cul-de-sac. The Board was also informed about rocks and trash in the pools, outdoor lighting that wasn't working, an expired pool permit, and complaints about FHP not enforcing laws.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Inspection Report**

**1. Presentation of Landscape Inspection Report**

Mr. Fowler informed the Board that the last business day of the month is when he does his monthly landscape inspection. The Board was informed that the ant mounds

were getting out of hand. Mr. Fowler informed the Board that he is working with Sunrise Landscape to address the issues. Allison requested that #26 in the Field Service Report be replaced.

On a Motion by Ms. Martin seconded by Ms. Nitschke, with all in favor, the Board of Supervisors agreed to return the deposit for the Temporary Access Agreement for Jeremy Samples, for the Hawkstone Community Development District.

**B. District Counsel**

**1. Ratification of Stogi Carson's Lawn and Landscaping Services Agreement**

Mr. Broadus was present; no report was given at the time.

On a Motion by Ms. Martin seconded by Mr. DeArmas, with all in favor, the Board of Supervisors ratified the Stogi Carson's Lawn and Landscaping Services Agreement, for The Hawkstone Community Development District.

**C. District Engineer**

Not present, no report was given at the time. Ms. Martin will work on getting maps and walkways of the District.

**D. District Manager**

**The next meeting will be held on Wednesday, February 20, 2024, at 4:00 p.m.**

Mr. Huber was present.

**FOURTH ORDER OF BUSINESS**

**Discussion of Speeding in the District**

The Board directed the District Manager to move the FHP Patrols to the mornings starting at 8 am (for the length of their patrols 4-5 hours) Monday-Friday and to keep the weekend patrols at night.

**FIFTH ORDER OF BUSINESS**

**Discussion of CDD Trespassing Policy**

The Board authorizes District Counsel to prep the interlocal and trespassing documents.

On a Motion by Ms. Martin seconded by Ms. Nitschke, with all in favor, the Board of Supervisors motioned for Staff to prep the Interlocal and Trespassing documents, for the Hawkstone Community Development District.

**SIXTH ORDER OF BUSINESS**

**Discussion of Lane Lines for Lap Pool**

On a Motion by Ms. Martin seconded by Mr. DeArmas, with all in favor, the Board of Supervisors motioned to authorize the purchase of one lap/lane divider, for the Hawkstone Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Pool  
Sign Replacements**

On a Motion by Ms. Martin seconded by Ms. Nitschke with all in favor, the Board of Supervisors ratified the Pool Sign Replacements from OnSight Ind. for \$224.90, for the Hawkstone Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Request  
for Temporary Access Agreement**

On a Motion by Ms. Martin seconded by Mr. DeArmas, with all in favor, the Board of Supervisors approved the Temporary Access Agreement for Kevin Glines, for the Hawkstone Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Village Green  
Mail Kiosk Light Proposal**

On a Motion by Ms. Martin seconded by Ms. Marlena, with all in favor, the Board of Supervisors approved the Village Green Mail Kiosk Light Proposal as presented, for the Hawkstone Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Regular Minutes of  
Board of Supervisors Meeting held  
on January 17, 2024**

On a Motion by Ms. Martin seconded by Mr. DeArmas, with all in favor, the Board of Supervisors approved the Regular Meeting Minutes for January 17, 2024, for the Hawkstone Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Ratification of Operations  
and Maintenance Expenditures  
for January 2024**

On a Motion by Ms. Martin seconded by Ms. DeArmas, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures report for January 2024 (\$254,159.41), for the Hawkstone Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Supervisor requests**

There were no supervisors' requests at this time.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Nitschke seconded by Mr. DeArmas, with all in favor, the Board of Supervisors adjourned the meeting at 6:17 p.m., for the Hawkstone Community Development District.



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Secretary/Assistant Secretary

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Chairman/ Vice Chairman