



Rizzetta & Company

Grand Hampton Community Development District

Board of Supervisors' Regular Meeting April 4, 2024

**District Office:
5020 W. Linebaugh Ave Ste 240
Tampa, Florida 33624
813.933.5571**

www.grandhamptoncdd.org

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

District Board of Supervisors	Mercedes Tutich	Chairman
	Shawn Cartwright	Vice Chairman
	Joe Farrell	Assistant Secretary
	Alicia Stremming	Assistant Secretary
	Andrew Tapp	Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Attorney	Mark Straley	Straley, Robin & Vericker
District Engineer	Rick Schappacher	Schappacher Engineering

All cellular phones and pagers must be turned off during the meeting.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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

March 28, 2024

Board of Supervisors
Grand Hampton Community
Development District

Dear Board Members:

The Grand Hampton Community Development District regular meeting of the Board of Supervisors will be held on **Thursday, April 04, 2024, at 3:00 p.m.** to be conducted at the Grand Hampton Clubhouse, located at 8301 Dunham Station Drive, Tampa, FL 33647. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS**
- 4. STAFF REPORTS**
 - A. District Engineer**
 - B. District Counsel**
 1. Discussion of Easement Encroachment Agreement Tab 1
 - C. Aquatics Report**
 1. Review of Waterway Inspection Report/Budget Tab 2
 - D. District Manager**
 1. Presentation of District Manager Report
and Monthly Financial Statement Tab 3
 2. Presentation of Quarterly Compliance Audit Report Tab 4
- 5. BUSINESS ITEMS**
 1. Discussion on FY 24-25 Budget
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors'**
Regular Meeting held on March 7, 2024 Tab 5
 - B. Consideration of Operation & Maintenance Expenditures**
for February 2024 Tab 6
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Daryl Adams

Daryl Adams
District Manager

Tab 1

Prepared by and return to:
Vivek K. Babbar, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606

Easement Encroachment Agreement
(Homeowner Property Abutting Conservation Area)
(Fence and Landscaping)

This Easement Encroachment Agreement (this “**Agreement**”) is entered into as of April __, 2024 (the “**Effective Date**”), between the **Grand Hampton Community Development District** (the “**District**”) whose mailing address is c/o Rizzetta and Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33514, _____ and _____, as husband and wife (together, the “**Landowner**”), whose mailing address is _____.

WITNESSETH:

That for and in consideration of the sum of \$10.00, in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot ____ of Block ____, Grand Hampton Phase ____ (“**Property**”), a subdivision according to the plat thereof recorded at Plat Book ____, Pages ____ - ____ (“**Plat**”), in the public records of Hillsborough County Florida. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Hillsborough County.
2. **District Easement.** The District has a ____-foot drainage and access easement over the rear of the Property and a ____-foot drainage and access easement over the side of the Property, as shown on the Plat (together, the “**Easement**”). Landowner desires to encroach into the Easement, but not on District owned property, by constructing a privacy fence and maintaining the landscaping contained therein (the “**Improvements**”).
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the Easement for public purposes. The Landowner may not install any additional landscaping, hardscaping, or any other improvements in the Encroachment Area without the prior written permission of the District. The Landowner shall maintain the existing landscaping located within the Encroachment Area.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work.

5. **Term and Termination.**

- a. This Agreement shall remain in effect until terminated by either party.
- b. Either party may terminate this Agreement for any reason with 7 days written notice. Notwithstanding the foregoing, the District may remove the Improvements and any other encroachments immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.
- c. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Hillsborough County.
- d. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Hillsborough County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability.** If any one or more of the provisions of this Agreement should be held contrary

to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

14. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and had the opportunity to consult counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

[Signature Pages to Follow]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Witnesses:

**Grand Hampton
Community Development District**

Name: _____
Address: _____

Mercedes Tutich
Chair of the Board of Supervisors

Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on April ____, 2024, by Mercedes Tutich, as Chair of the Board of Supervisors of the Grand Hampton Community Development District, on behalf of the District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Name: _____
Address: _____

Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on April ____, 2024, by _____, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Name: _____
Address: _____

Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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Notary Public Signature

Notary Stamp

Prepared by and return to:
Vivek K. Babbar, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606

Easement Encroachment Agreement
(Homeowner Property Abutting Stormwater Pond)
(Fence and Landscaping)

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[Signature Pages to Follow]

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Community Development District**

Name: _____
Address: _____

Mercedes Tutich
Chair of the Board of Supervisors

Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on April ____, 2024, by Mercedes Tutich, as Chair of the Board of Supervisors of the Grand Hampton Community Development District, on behalf of the District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Name: _____

Address: _____

Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on April ____, 2024, by _____, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Name: _____
Address: _____

Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on April ____, 2024, by _____, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Tab 2

SOLITUDE

LAKE MANAGEMENT



Grand Hampton CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2024-03-22

Prepared for:

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

Prepared by:

Nick Margo, Aquatic Biologist

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

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS 1, 2, 3	3
PONDS 4, 5, 6	4
PONDS 7, 8, 9	5
PONDS 10, 11, 12	6
PONDS 13, 14, 15	7
PONDS 16, 17, 18	8
PONDS 19, 20, 21	9
PONDS 22, 23, 24	10
PONDS 25, 26, 27	11
PONDS 28, 29, 30	12
PONDS 31, 32, 33	13
PONDS 34, 35, 36	14
PONDS 37, 38, 39	15
PONDS 40, 41, 42	16
PONDS 43, 44, 45	17
PONDS 46, 47, 48	18
PONDS 49	19
MANAGEMENT/COMMENTS SUMMARY	19 - 22
SITE MAP	23

Site: 1**Comments:**

Site looks good

The site now has minimal decay, as well as, minimal nuisance weed and algae growth. It is in overall good condition with some arrowhead along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 2****Comments:**

Normal growth observed

There is minimal nuisance shoreline weeds this month, but there is still persistent, dark algae that will require another algicide application for control.

Action Required:

Routine maintenance next visit

Target:

Surface algae

**Site: 3****Comments:**

Site looks good

There is some decay from The previous shoreline weed treatment. Overall, the site is in good condition with minimal nuisance vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 4**Comments:**

Site looks good

Much improved from the previous month with reduced algae and minimal nuisance, shoreline vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 5****Comments:**

Site looks good

The site remains in good condition with minimal nuisance vegetation although the water has receded a bit.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 6****Comments:**

Site looks good

The water level is back down but the site now has little decay and no noted regrowth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 7**Comments:**

Site looks good

The site remains in good condition with no new nuisance weed growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 8****Comments:**

Site looks good

The site remains in good condition with no new algae growth and no new shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 9****Comments:**

Site looks good

The site has water again but no growth since last month.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



March 2024

February 2024

Site: 10**Comments:**

Site looks good

The water level is now near the high water mark and the site remains in good condition with minimal nuisance shoreline weeds and minimal algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 11****Comments:**

Treatment in progress

The site was recently treated for subsurface algae. Allow 7 to 14 days for full results.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae

**Site: 12****Comments:**

Treatment in progress

The site was treated for bladderwort and algae before it gets worse.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: 13**Comments:**

Normal growth observed

We have some rebound shoreline weed growth that will require an herbicide application. Changing the chemical set might help suppression.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

**Site: 14****Comments:**

Normal growth observed

There is even more shoreline weed growth now that there is more water in the site. It will require an additional herbicide application.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

**Site: 15****Comments:**

Site looks good

The site is at the high water mark and in good condition with no noted algae and minimal nuisance, shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 16**Comments:**

Site looks good

The site remains in good condition with minimal algae and minimal shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 17****Comments:**

Site looks good

The site remains in good condition with no noted algae and minimal nuisance, shoreline weeds

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 18****Comments:**

Site looks good

The site remains in good condition with minimal issues affecting the site at time of inspection.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 19**Comments:**

Normal growth observed

The perimeter has some shoreline growth that requires an herbicide treatment. We recently pushed the shelf back hence the decay pictured.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

**Site: 20****Comments:**

Site looks good

The site is in good condition. We recently treated the wooded side for shoreline weeds so there is a lot of decay.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 21****Comments:**

Site looks good

The site remains in good condition with minimal algae and minimal nuisance, shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 22**Comments:**

Site looks good

The site remains unchanged from last month and is in good condition with minimal algae and minimal nuisance, shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 23****Comments:**

Site looks good

The site is improved with much less decay than last month. There is minimal noted nuisance growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 24****Comments:**

Site looks good

The water level is up and the site looks to be in good condition with no noted algae and minimal nuisance vegetation. The water clarity is good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 25**Comments:**

Site looks good

There is still a lot of torpedo grass decay. The species took over the site after the water dropped. No regrowth was noted.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 26****Comments:**

Site looks good

The site remains in good condition with minimal issues.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 27****Comments:**

Normal growth observed

The site has some seasonal torpedograss and alligatorweed that will require another herbicide application. The algae is reduced from last month.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 28**Comments:**

Site looks good

The site remains in good condition with minimal algae and minimal nuisance, shoreline weeds

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 29****Comments:**

Normal growth observed

There is some seasonal vines and shoreline weeds that could use an herbicide application from the water being up.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

**Site: 30****Comments:**

Site looks good

There is some decay we are still waiting to see go away but there is no new algae or shoreline weed growth this month.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 31**Comments:**

Site looks good

The site was treated for algae this month but aesthetically remains in good condition with no noted algae and minimal nuisance, shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 32****Comments:**

Site looks good

The site remains in good condition with no algae and no noted nuisance weed regrowth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 33****Comments:**

Site looks good

The site continues to have some decay but no noted regrowth and minimal algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 34**Comments:**

Site looks good

The site looks good, there is still some torpedograss decay but no noted regrowth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 35****Comments:**

Site looks good

The site responded well to the last treatment and now has minimal algae and minimal nuisance vegetation. The water clarity is also improved.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 36****Comments:**

Site looks good

The site is in good condition but can the landscapers please weedeat the primrose growing on the easement.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 37**Comments:**

Site looks good

The site remains in good condition with minimal nuisance vegetation growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 38****Comments:**

Site looks good

Still has some decay further up on the bank but minimum regrowth and a healthy amount of native vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 39****Comments:**

Site looks good

The site remains in good condition with no noted algae and minimal nuisance, shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 40**Comments:**

Site looks good

The site has some shoreline weed decay but no opted new growth and no noted algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 41****Comments:**

Site looks good

The site has some minor decay from treating the seasonal growth but remains in overall good condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 42****Comments:**

Site looks good

The site remains in good condition with minimal nuisance weeds and no noted algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 43**Comments:**

Site looks good

The site remains in good condition and has no noted algae or nuisance vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 44****Comments:**

Treatment in progress

The site was recently treated for algae, submersed weeds and shoreline vegetation. Allow 7 to 14 days for full results.

Action Required:

Routine maintenance next visit

Target:

Surface algae

**Site: 45****Comments:**

Site looks good

The site is in good condition with no noted algae or floating weeds. There is minimal nuisance, shoreline vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 46**Comments:**

Site looks good

The site still has water now but still has minimal issues at this time. The cypress are starting to foliate as the season changes.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 47****Comments:**

Site looks good

The site continues to have some primrose and torpedograss decay but no new regrowth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 48****Comments:**

Site looks good

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

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 49**Comments:**

Site looks good

The spatterdock is in decay from a recent treatment and the site remains in good condition with no issues to note this month.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site:****Comments:****Action Required:****Target:****Management Summary**

A lot of the algae is down from last month. Sites like 4 and 35 have a bit of relief from the algae they had the previous inspection. This month only sites 2, 11 & 44 were noted as having algae problems. Sites 11 & 44 were very recently treated so give them about one to two weeks for the full results. Sites 2 needs an algicide reapplication and should receive one during the next visit or two.

The submersed vegetation on site 12 is starting to rebound back a bit. We already released some systemic herbicide into the waterway and will monitor it for results and the need to reapply. I'm hoping catching it early will control it early.

Some seasonal grass growth was noted on 14, 19, 27 & 29. Mostly torpedograss and alligatorweed, your usual nuisance vegetation. Site 13 has constant regrowth and the next herbicide application will have to be changed up for better results. We recently treated the shelf on 19 and wooded side of 20 with our canoe so there is a lot of noticeable decay that may take a while to go away, but no new regrowth.

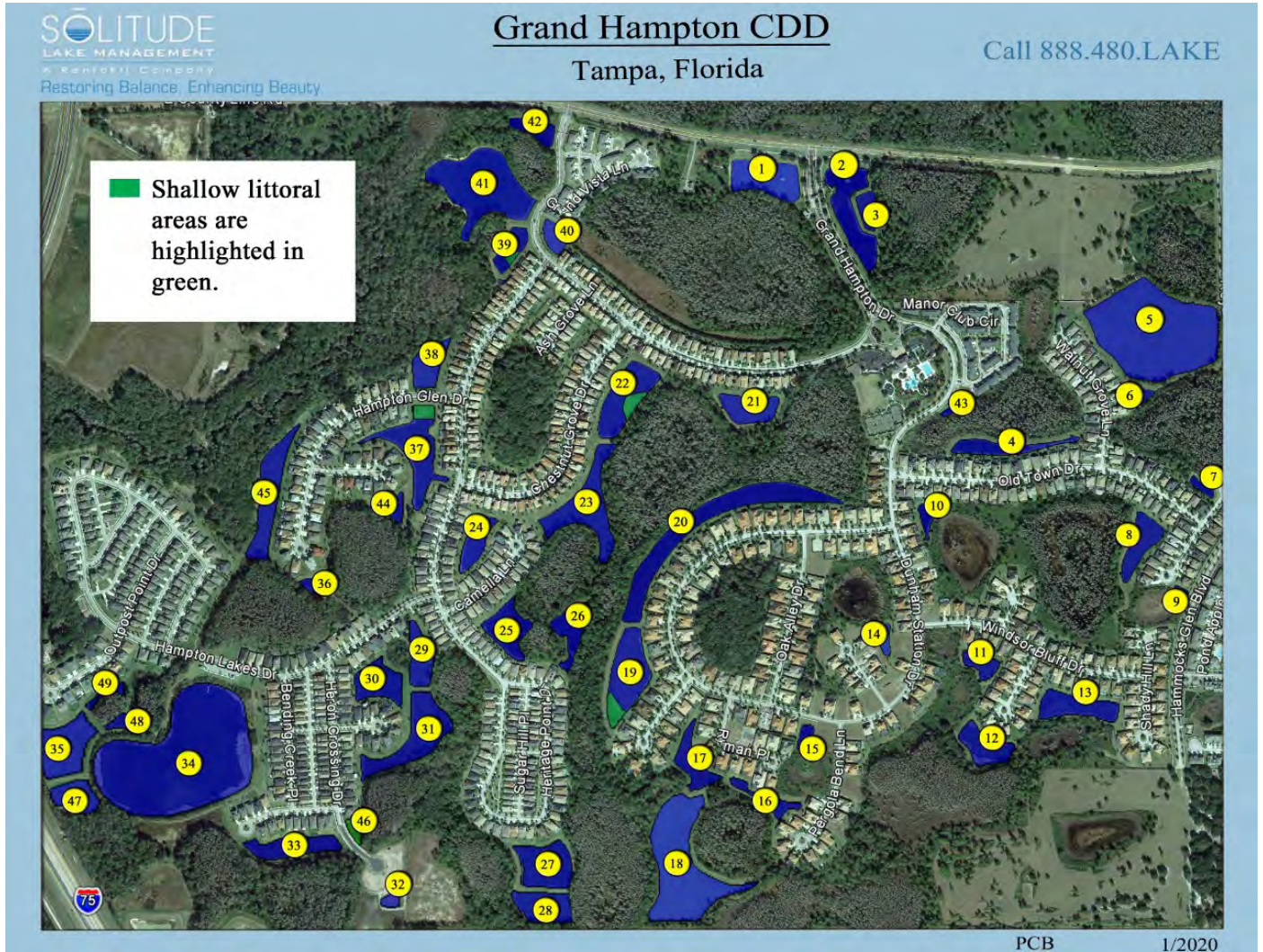
Overall, everything was much improved from last month

Thank You For Choosing SOLitude Lake Management!

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

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

Site	Comments	Target	Action Required
47	Site looks good	Species non-specific	Routine maintenance next visit
48	Site looks good	Species non-specific	Routine maintenance next visit
49	Site looks good	Species non-specific	Routine maintenance next visit





Restoring Balance. Enhancing Beauty.

Customer #: 5474

Property Name: Grand Hampton CDD

Notice of 2024-2025 Budget

Hello:

Thank you for your budget request inquiry.

We are pleased to report that your annual management program has been successful; therefore, we are extending our scheduled visits for the next successive twelve months at the SAME price.

Contract Effective Date: May 5, 2024 through April 30, 2025.

\$3,643.00 Monthly

\$43,716.00 Annually

The Company reserves the right to annually increase the amount charged for the services beyond the escalation percentage stated in the TERM AND EXPIRATION above, which shall be communicated by written notice to the Customer, which notice may be by invoice.

We appreciate your business and look forward to another successful year ahead!

Kevin Wilt

kevin.wilt@solitudelake.com

Tab 3



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 2, 2024, at 3:00pm
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024
- **Next Election (Seats):** Term 11/20 – 11/24 (Seat 4-Joe Farrell); Term 11/20-11/24 (Seat 5-Shawn Cartwright)

District Manager's Report

April 4

2024

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FINANCIAL SUMMARY

2/29/2024

General Fund Cash &
Investment Balance:

\$555,091

Reserve Fund Cash &
Investment Balance:

\$248,581

Debt Service Fund
Investment Balance:

\$1,182,522

**Total Cash and Investment
Balances:**

\$1,986,194

**General Fund Expense
Variance: \$23,060**

**Under
Budget**



Rizzetta & Company

Grand Hampton Community Development District

**Financial Statements
(Unaudited)**

February 29, 2024

Prepared by: Rizzetta & Company, Inc.

grandhamptoncdd.org
rizzetta.com

Grand Hampton Community Development District

Balance Sheet

As of 02/29/2024

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	394,995	(62,472)	13,111	345,635	0	0
Investments	160,096	311,053	1,169,411	1,640,559	0	0
Accounts Receivable	10,001	0	37,526	47,526	0	0
Prepaid Expenses	825	0	0	825	0	0
Fixed Assets	0	0	0	0	10,535,006	0
Amount Available in Debt Service	0	0	0	0	0	1,220,048
Amount To Be Provided Debt Service	0	0	0	0	0	6,684,952
Total Assets	565,917	248,581	1,220,048	2,034,545	10,535,006	7,905,000
Liabilities						
Accrued Expenses	3,492	0	0	3,492	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	7,905,000
Total Liabilities	3,492	0	0	3,492	0	7,905,000
Fund Equity & Other Credits						
Beginning Fund Balance	420,496	230,586	495,550	1,146,632	0	0
Investment In General Fixed Assets	0	0	0	0	10,535,006	0
Net Change in Fund Balance	141,929	17,995	724,498	884,421	0	0
Total Fund Equity & Other Credits	562,425	248,581	1,220,048	2,031,053	10,535,006	0
Total Liabilities & Fund Equity	565,917	248,581	1,220,048	2,034,545	10,535,006	7,905,000

See Notes to Unaudited Financial Statements

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,251	(2,251)
Special Assessments				
Tax Roll	214,599	214,599	216,732	(2,133)
Total Revenues	214,599	214,599	218,983	(4,384)
Expenditures				
Legislative				
Supervisor Fees	10,000	4,167	3,000	1,166
Total Legislative	10,000	4,167	3,000	1,166
Financial & Administrative				
Accounting Services	16,562	6,901	6,901	0
Administrative Services	4,680	1,950	1,950	0
Assessment Roll	5,200	5,200	5,200	0
Auditing Services	3,400	0	640	(640)
Disclosure Report	1,000	1,000	0	1,000
District Engineer	19,800	8,250	4,785	3,465
District Management	23,501	9,792	9,792	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	5,200	2,167	2,167	0
Legal Advertising	3,000	1,250	0	1,250
Miscellaneous Fees	500	208	256	(48)
Public Officials Liability Insurance	3,842	3,842	3,458	384
Trustees Fees	6,556	6,556	6,929	(373)
Website Hosting, Maintenance, Backup & E	3,000	1,250	1,269	(19)
Total Financial & Administrative	96,416	48,541	43,522	5,019
Legal Counsel				
District Counsel	14,405	6,002	3,880	2,122
Total Legal Counsel	14,405	6,002	3,880	2,122
Stormwater Control				
Aquatic Maintenance	43,716	18,215	18,215	0
Aquatic Plant Replacement	19,615	8,173	0	8,173
Lake/Pond Bank Maintenance & Repair	2,000	833	1,480	(647)
Miscellaneous Expense	500	209	34	175
Stormwater System Maintenance	2,500	1,041	0	1,042
Total Stormwater Control	68,331	28,471	19,729	8,743
Other Physical Environment				

See Notes to Unaudited Financial Statements

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
General Liability Insurance	3,494	3,494	3,144	350
Landscape Maintenance	4,000	1,667	350	1,317
Property Insurance	501	501	477	24
Total Other Physical Environment	7,995	5,662	3,971	1,691
 Parks & Recreation				
Management Contract	17,452	7,271	2,952	4,319
Total Parks & Recreation	17,452	7,271	2,952	4,319
Total Expenditures	214,599	100,114	77,053	23,060
 Total Excess of Revenues Over(Under) Expenditures	0	114,485	141,930	(27,445)
 Fund Balance, Beginning of Period	0	0	420,495	(420,495)
Total Fund Balance, End of Period	0	114,485	562,425	(447,940)

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	995	(995)
Special Assessments				
Tax Roll	17,000	17,000	17,000	0
Total Revenues	<u>17,000</u>	<u>17,000</u>	<u>17,995</u>	<u>(995)</u>
Expenditures				
Contingency				
Capital Reserve	17,000	7,083	0	7,084
Total Contingency	<u>17,000</u>	<u>7,083</u>	<u>0</u>	<u>7,084</u>
Total Expenditures	<u>17,000</u>	<u>7,083</u>	<u>0</u>	<u>7,084</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>9,917</u>	<u>17,995</u>	<u>(8,078)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>230,586</u>	<u>(230,586)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>9,917</u>	<u>248,581</u>	<u>(238,664)</u>

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,268	(10,268)
Special Assessments				
Tax Roll	636,654	636,654	642,522	(5,868)
Total Revenues	<u>636,654</u>	<u>636,654</u>	<u>652,790</u>	<u>(16,136)</u>
Expenditures				
Debt Service				
Interest	395,000	395,000	123,862	271,137
Principal	241,654	241,654	0	241,654
Total Debt Service	<u>636,654</u>	<u>636,654</u>	<u>123,862</u>	<u>512,791</u>
Total Expenditures	<u>636,654</u>	<u>636,654</u>	<u>123,862</u>	<u>512,791</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>528,928</u>	<u>(528,928)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>383,274</u>	<u>(383,274)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>912,202</u>	<u>(912,202)</u>

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,078	(3,078)
Special Assessments				
Tax Roll	232,350	232,350	234,492	(2,141)
Total Revenues	<u>232,350</u>	<u>232,350</u>	<u>237,570</u>	<u>(5,219)</u>
Expenditures				
Debt Service				
Interest	82,350	82,350	42,000	40,350
Principal	150,000	150,000	0	150,000
Total Debt Service	<u>232,350</u>	<u>232,350</u>	<u>42,000</u>	<u>190,350</u>
Total Expenditures	<u>232,350</u>	<u>232,350</u>	<u>42,000</u>	<u>190,350</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>195,570</u>	<u>(195,570)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>112,276</u>	<u>(112,276)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>307,846</u>	<u>(307,846)</u>

**Grand Hampton CDD
Investment Summary
February 29, 2024**

<u>Account</u>	<u>Investment</u>	<u>Balance as of February 29, 2024</u>
The Bank of Tampa	Money Market Account	\$ 5,060
The Bank of Tampa ICS Program:		
Merchants Bank of Indiana	Money Market Account	155,036
Total General Fund Investments		<u>\$ 160,096</u>
The Bank of Tampa Capital Reserve ICS Program:		
Merchants Bank of Indiana	Money Market Account	\$ 62,300
Hancock Bank Capital Reserve	Money Market Account	248,753
Total Reserve Fund Investments		<u>\$ 311,053</u>
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	\$ 652,242
US Bank Series 2014 Reserve	First American Treasury Obligation Fund Class Z	222,771
US Bank Series 2014 Prepayment	First American Treasury Obligation Fund Class Z	91
US Bank Series 2016 Revenue	First American Treasury Obligation Fund Class Y	235,778
US Bank Series 2016 Reserve	First American Treasury Obligation Fund Class Y	57,909
US Bank Series 2016 Prepayment	First American Treasury Obligation Fund Class Y	620
Total Debt Service Fund Investments		<u>\$ 1,169,411</u>

Grand Hampton Community Development District
Summary A/R Ledger
From 02/1/2024 to 02/29/2024

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
770, 2699	770-001	770 General Fund	Hillsborough County Tax Collec- tor	AR00001363	12110	10/01/2023	10,000.94
Sum for 770, 2699							10,000.94
770, 2701	770-200	770 Debt Service Fund S2014	Hillsborough County Tax Collec- tor	AR00001363	12110	10/01/2023	27,492.29
Sum for 770, 2701							27,492.29
770, 2702	770-201	770 Debt Service Fund S2016	Hillsborough County Tax Collec- tor	AR00001363	12110	10/01/2023	10,033.45
Sum for 770, 2702							10,033.45
Sum for 770							47,526.68
Sum Total							47,526.68

See Notes to Unaudited Financial Statements

Grand Hampton Community Development District
Notes to Unaudited Financial Statements
February 29, 2024

Balance Sheet

1. Trust statement activity has been recorded through 02/29/2024.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY23-24 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 4



Quarterly Compliance Audit Report

Grand Hampton

Date: March 2024 - 1st Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

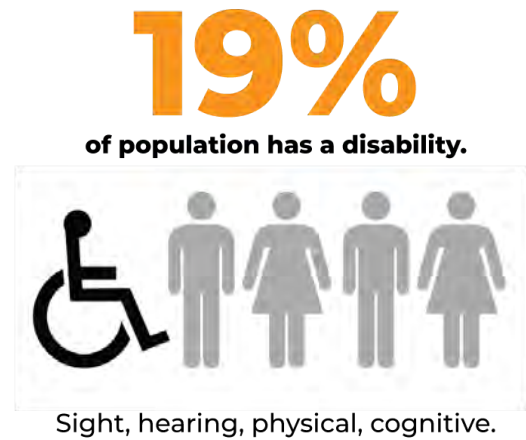
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
X	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 5

MINUTES OF MEETING

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

**GRAND HAMPTON
COMMUNITY DEVELOPMENT DISTRICT**

The Grand Hampton Community Development District regular meeting of the Board of Supervisors was held on **Thursday, March 7, 2024, at 3:00 p.m.** at the Grand Hampton Clubhouse, located at 8301 Dunham Station Drive, Tampa, FL 33647.

Present and constituting a quorum:

Mercedes Tutich	Board Supervisor, Chairman
Shawn Cartwright	Board Supervisor, Vice-Chairman
Joe Farrell	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company
Vivek Babbar	District Counsel, Straley Robin Vericker
Alicia Stremming	Board Supervisor, Assistant Secretary (On Conference Call)
Rick Schappacher	District Engineer, Schappacher Eng.
Nick Margo	Representative, Solitude

FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams opened the regular CDD Meeting in person at 3:00 p.m. and noted that there were five audience members in attendance.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

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

THIRD ORDER OF BUSINESS

Audience Comments

The Board entertained comments and questions from residents on the easement blockage letters and fencing removal.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Schappacher updated the Board on the easement situation.

On a motion from Mr. Farrell, seconded by Mr. Cartwright, with all in favor, the Board of Supervisors approved the District Counsel to add the Easement Encroachment Agreement for Ponds for discussion on the next month agenda. District Counsel will provide the agreement, for the Grand Hampton Community Development District.

1. Discussion on the Development Plan

Mr. Schappacher will investigate this area and provide an update to the Board.

B. District Counsel

Nothing to report.

C. Presentation of Aquatics Report

1. Review of Waterway Inspection Report

Mr. Margo presented the Waterway Inspection Report.

D. Field Inspection Report

Nothing to report.

E. District Manager

1. Presentation of District Manager Report and Monthly Financial Statement

Mr. Adams reminded the Board the next regular meeting will be held Thursday, April 4, 2024, at 3:00 p.m.

FIFTH ORDER OF BUSINESS

Business Items

1. Discussion On FY 24-25 Budget

The Board tabled discussion.

SEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisor's Meeting held on February 01, 2024

On a motion from Mr. Farrell, seconded by Mr. Cartwright, with all in favor, the Board of Supervisors approved the Minutes of the Regular Meeting held on February 01, 2024, as presented, for the Grand Hampton Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for January 2024

On a motion from Mr. Farrel, seconded by Mr. Cartwright, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for January 2024 in the amount of \$12,487.80, for the Grand Hampton Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

No supervisor request.

TENTH ORDER OF BUSINESS

Adjournment

The Board of Supervisors adjourned the meeting at 5:05 p.m., for the Grand Hampton Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 6

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures February 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$15,617.36**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Grand Hampton Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Alicia F Stremming	100192	AS020124	Board of Supervisors Meeting 02/01/24	\$ 200.00
Grau & Associates, P.A.	100197	25095	Audit FYE 09/30/23 02/24	\$ 500.00
Joseph Farrell	100193	JF020124	Board of Supervisors Meeting 02/01/24	\$ 200.00
Mercedes Tutich	100194	MT020124	Board of Supervisors Meeting 02/01/24	\$ 200.00
Rizzetta & Company, Inc.	100188	INV0000087129	District Management Fees 02/24	\$ 4,390.52
Rizzetta & Company, Inc.	100190	INV0000087158	Amenity Management & Oversight 02/24	\$ 485.00
Rizzetta & Company, Inc.	100191	INV0000087675	Personnel Reimbursement 02/24	\$ 224.34
Schappacher Engineering, LLC	100189	2588	Engineering Services 12/23	\$ 990.00
Schappacher Engineering, LLC	100199	2604	Engineering Services 01/24	\$ 247.50
Shawn Cartwright	100195	SC020124	Board of Supervisors Meeting 02/01/24	\$ 200.00
Solitude Lake Management, LLC	100198	PSI046045	Lake & Pond Management Services 02/24	\$ 3,643.00

Grand Hampton Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	100200	24133	Legal Services 01/24	\$ 1,037.00
U.S. Bank	100196	7205311	Trustee Fees Series 2016 01/01/24- 12/31/24	<u>\$ 3,300.00</u>
Report Total				<u>\$ 15,617.36</u>

Grand Hampton CDD
Meeting Date: February 1, 2024

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Mercedes Tutich	<i>Yes</i>
Shawn Cartwright	<i>Yes</i>
Joe Farrell	<i>yes</i>
Alicia Stremming	<i>Yes</i>
Andrew Tapp	<i>No</i>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	<i>3:05pm</i>
Meeting End Time:	<i>5:03pm</i>
Total Meeting Time:	<i>1.58</i>

Time Over _____ (3) Hours:

Total at \$175 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: *[Signature]*

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Grand Hampton Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

Invoice No. 25095
Date 02/05/2024

SERVICE

AMOUNT

Audit FYE 09/30/2023

\$ 500.00

Current Amount Due

\$ 500.00

RECEIVED
02.05.24

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
2/1/2024	INV0000087129

Bill To:

GRAND HAMPTON CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00770

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
2/2/2024	INV0000087158

Bill To:

Grand Hampton CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00024

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$485.00	\$485.00
		Subtotal	\$485.00
		Total	\$485.00

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
2/16/2024	INV0000087675

Bill To:

Grand Hampton CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00024

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$224.34	\$224.34
		Subtotal	\$224.34
		Total	\$224.34

Schappacher Engineering LLC

PO Box 21256
Bradenton, FL 34204
941-251-7613

Invoice

Date	Invoice #
1/10/2024	2588

Bill To
Grand Hampton CDD C/O Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

		Terms	Project	
			CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
12/6/2023	Prep work for CDD meeting.	0.5	165.00	82.50
12/7/2023	Site review and attend CDD meeting. Review pond 45 bank clearing after CDD meeting.	4.5	165.00	742.50
12/19/2023	Electronic filing of documents.	0.25	165.00	41.25
12/21/2023	Coordinate with contractor for vegetation removal on Hampton Glen and forward documents to Crosscreek. Revise documents to remove lake 45 clearing.	0.5	165.00	82.50
12/22/2023	Review invoice from vendor for vegetation clearing and forward to Rizzetta for payment.	0.25	165.00	41.25
Please make checks payable to Schappacher Engineering Thank you for your business!		RECEIVED 01.11.24		Total \$990.00

Schappacher Engineering LLC

PO Box 21256
Bradenton, FL 34204
941-251-7613

Invoice

Date	Invoice #
2/9/2024	2604

Bill To
Grand Hampton CDD C/O Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

		Terms	Project	
			CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
1/31/2024	Prep work for CDD meeting, review agenda items and print pertinent documents. Reach out to Hillsborough County to determine if 4.5 acre parcel can be used as a storage facility for residents.	1.5	165.00	247.50
Please make checks payable to Schappacher Engineering Thank you for your business!		Total		\$247.50



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI046045
Invoice Date: 2/1/2024

Bill
To: Grand Hampton CDD
Rizzetta & Company
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Ship
To: Grand Hampton CDD
Rizzetta & Company
3434 Colwell Avenue Suite 200
Tampa, FL 33614
United States

Ship Via		Customer ID	5472
Ship Date	2/1/2024	P.O. Number	
Due Date	3/2/2024	P.O. Date	2/1/2024
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	3,643.00	3,643.00
February Billing					
2/1/2024 - 2/29/2024					
Grand Hampton Cdd-Lake-ALL					
Grand Hampton Cdd-Lake-ALL					

RECEIVED
02.02.24

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 3,643.00

Subtotal: 3,643.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 3,643.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT

C/O RIZZETTA & COMPANY, INC.

3434 Colwell Ave., Suite 200

Tampa, FL 33614

February 09, 2024

Client: 001015

Matter: 000001

Invoice #: 24133

Page: 1

RE: General Matters

For Professional Services Rendered Through January 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
1/3/2024	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
1/4/2024	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	2.6	\$793.00
1/31/2024	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
Total Professional Services			3.4	\$1,037.00

February 09, 2024
Client: 001015
Matter: 000001
Invoice #: 24133

Page: 2

Total Services	\$1,037.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,037.00
Previous Balance		\$1,433.50
Less Payments		(\$1,433.50)
PAY THIS AMOUNT		\$1,037.00

RECEIVED
02.12.24

Please Include Invoice Number on all Correspondence



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

FEB 17 2014

7205311



000003224 02 SP 106481950180055 P

GRAND Hampton CDD
ATTN District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7205311
Account Number: 254916000
Invoice Date: 01/25/2024
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

GRAND Hampton CDD
ATTN District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
United States

GRAND HAMPTON CDD 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$3,300.00

All invoices are due upon receipt.

RECEIVED
02.05.24

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

GRAND HAMPTON CDD 2016

Invoice Number: 7205311
Account Number: 254916000
Current Due: \$3,300.00
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 254916000
Invoice # 7205311
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7205311
Invoice Date: 01/25/2024
Account Number: 254916000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

GRAND HAMPTON CDD 2016

Accounts Included 254916000 254916001 254916002 254916003 254916004
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,300.00	100.00%	\$3,300.00
Subtotal Administration Fees - In Advance 01/01/2024 - 12/31/2024				\$3,300.00
TOTAL AMOUNT DUE				\$3,300.00

