

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.

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

The GreyHawk Landing Community Development District regular meeting of the Board of Supervisors was held on **Thursday, October 27, 2016 at 6:00 p.m.** at 12350 Mulberry Avenue, Bradenton, Florida 34212.

Present and constituting a quorum were:

Ollie Kyte	Board Supervisor, Chairman
Michael Plaia	Board Supervisor, Vice Chairman
Tony Francis	Board Supervisor, Asst. Secretary
Jeffrey Evans	Board Supervisor, Asst. Secretary
Dennis Smith	Board Supervisor, Asst. Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson & Cohen, P.A.
Ed Maro	Field Manager
Grant Phillips	District Manager; Rizzetta & Company, Inc.
Rick Schappacher	District Engineer, Schappacher Engineering

Audience

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Mr. Phillips called the meeting to order at 6:03 p.m. and conducted roll call. All present then joined in reciting the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Susan Cottrell expressed her concerns in regards to the maintenance and upkeep of the recreational center in the GreyHawk Landing Community Development District. She also expressed her concern with underage children utilizing the gym facilities.

Mr. Richard Veraszto stated his concerns with the road conditions in the Chantilly Trail cul-de-sac. He echoed Ms. Cottrell's concerns in regards to the maintenance and upkeep of the recreational center. Mr. Veraszto made the suggestion that the Board look into having an acoustic engineer analyze the current acoustic situation in the Clubhouse. He made another suggestion that the bookshelves be moved into the hallway to alleviate space in the Clubhouse meeting room. Mr. Veraszto suggested placing an emergency telephone in the recreational center in close proximity to the gym in case of a medical emergency.

Mr. Richard Cascino expressed his concerns with the overall maintenance and upkeep of the recreational center, specifically the gym equipment and the windows throughout the gym.

Ms. Deej Rausch presented to the Board the GreyHawk Landing Events Committee Calendar and requested their approval. The Board requested that the Events Committee appoint a spokesperson to allow for a specific point of contact between the CDD and the Events Committee.

FOURTH ORDER OF BUSINESS

Status Reports

A. Aquatic Service Update

Mr. Mike Plaia informed the Board that at this time there is nothing out of the ordinary in regards to the pond maintenance and aquatic plant life. He stated that recently a few small fish kills have occurred, and there is a slight infestation of weeds in the pond closest to the Guardhouse that are encroaching upon the white-water lilies.

B. Landscape Update

Mr. Phillips updated the Board in regards to the annual fertilizing that is to take place in the GreyHawk Landing Community and explained the process of fertilizer application from the Brightview team.

Mr. Plaia informed the Board that he and Ed Maro are going to be providing some aesthetic updates to the Pocket Parks along GreyHawk Landing Blvd.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting Held on September 22, 2016

Mr. Phillips explained to the Board that there are some contextual mistakes that had been noted on the September 22, 2016 minutes. He informed the Board that the changes would be made prior to the November Board meeting for their review and approval.

SIXTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for September 2016

Mr. Phillips presented the Operation & Maintenance expenditures for September 2016 totaling \$97,339.84 and indicated any non-reoccurring expenses. Mr. Smith inquired about the fitness center repairs and whether or not the work had been performed. Ed Maro informed the Board that the work had been completed.

On a Motion by Mr. Kyte, seconded by Mr. Plaia, with all in favor, the Board of Supervisors ratified the payment of the September 2016 Operation & Maintenance Expenditures totaling (\$97,339.84), for the GreyHawk Landing Community Development District.

SEVENTH ORDER OF BUSINESS

**Discussion Regarding the AquaGenix
Contract Renewal**

Mr. Phillips presented the AquaGenix contract for the Board's consideration and approval. He informed the Board that the vendor would not be raising their rates for the next fiscal year, and that the Board would be receiving update maintenance maps from the aquatic maintenance vendor. The Board elected to authorize the Chairman to work with staff to execute the AquaGenix contract renewal prior to the next scheduled meeting.

On a Motion by Mr. Evans, seconded by Mr. Francis, with all in favor, the Board of Supervisors authorized renewal of the AquaGenix Contract and gave authority to the chairman to execute renewal documents subject to staff approval for the GreyHawk Landing Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Arbitrage Rebate
Services**

Mr. Phillips presented the proposal from LLS Tax Solutions to the Board for arbitrage rebate services for the Series 2011 Bond and explained its contents and purpose.

On a Motion by Mr. Plaia, seconded by Mr. Francis, with all in favor, the Board of Supervisors approved the LLS Tax Solutions proposal to provide arbitrage rebate calculation services, for the GreyHawk Landing Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of the Brightview Fertilizer
Proposal**

Mr. Phillips presented the proposal from Brightview for the annual fertilization and explained its contents and purpose.

On a Motion by Mr. Plaia, seconded by Mr. Kyte, with all in favor, the Board of Supervisors approved the Brightview proposal to perform the annual fertilization of CDD maintained property, for the GreyHawk Landing Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Rec Center Rooftop
Cleaning Proposals**

Mr. Phillips presented to the Board proposals from three vendors (PIE Pressure Washing, Gorilla Klean, and Under Pressure) to perform the rec center rooftop cleaning and explained their contents and purpose. The Board expressed their concerns of having the vendor walk on the tile roof of the recreational center, and asked Staff to look into having Gorilla Klean provide a new proposal to have the pressure washing work performed using a bucket truck. The Board decided to table these proposals to the next scheduled meeting.

ELEVENTH ORDER OF BUSINESS

**Discussion Regarding Fitness Center
Maintenance**

Mr. Smith inquired about the contract in place for the fitness equipment maintenance. Mr. Maro stated that there are two contracts in place currently dealing with the fitness center for the GreyHawk Landing CDD. He stated that one contract is for twice a week cleaning of the fitness facility, and another is for the regular maintenance and repair of any of the fitness equipment. The Board inquired about the quality of the cleaning service provided by the vendor. Mr. Maro informed the Board that Staff does perform checks on the vendor to ensure that the cleanliness of the gym facility is satisfactory. Mr. Plaia suggested looking into adding an additional day of cleaning service for the gym facility. The Board ultimately decided to table this topic to the next meeting in order for the supervisors to have a chance to observe the cleanliness of the gym facility after the cleaning vendor performs their work.

TWELTH ORDER OF BUSINESS

**Discussion Regarding GreyHawk West
Resident Home Businesses**

The Board inquired about the developer allowing residents in the new section of the community to conduct businesses out of their homes. The Board requested that Staff reach out to the developer in order to gather his position for allowing these new residents to run businesses out of their own home. Mr. Cohen reiterated to the Board that this issue does not pertain to the CDD, and answered general questions about the situation with the developer. Staff advised the Board that they would reach out to the developer and report back on what they have to say in regards to the resident home businesses.

THIRTEENTH ORDER OF BUSINESS

**Discussion Regarding Pool Altercation
Incident**

Mr. Maro informed the Board that there has been no further report stemming from the pool altercation incident.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel – Andy Cohen

Mr. Cohen expressed concern with the liability associated with the down stop sign and sidewalk cracks indicated in the off-duty deputy reports. Mr. Maro informed the Board that both these items will be addressed.

B. District Engineer – Rick Schappacher

Mr. Schappacher presented to the Board the Lake Bank Repair Bid Tabulation form to the Board and explained its contents and purpose. He answered general questions from the Board in regards to the two vendor's proposals.

On a Motion by Mr. Plaia, seconded by Mr. Francis, with all in favor, the Board of Supervisors accepted the Crosscreek Environmental proposal to perform stormwater repairs in the amount of \$2,000.00 for the GreyHawk Landing Community Development District.

Mr. Plaia inquired from Mr. Schappacher about an issue on Lavender loop dealing with the ponding issue between the homes. Mr. Plaia asked for Mr. Schappacher's vendor recommendation to perform the work for these homeowners.

Mr. Schappacher provided an update on the pedestrian crosswalk and stop sign bar striping work that was performed. He informed the Board that the vendor had missed two of the areas that were addressed in the scope of service and they would be back out to correct these areas. He also added that there are five additional areas in the community outside of the original proposal that requires the vendor's attention.

On a Motion by Mr. Kyte, seconded by Mr. Francis, with all in favor, the Board of Supervisors authorized Staff to engage with the vendor to perform the additional striping work in the amount of \$996.20 for the GreyHawk Landing Community Development District.

Mr. Schappacher informed the Board about the nature trail repair work that is to be performed behind 311 and 315 Petrel and the issue with the resident not allowing access to his yard for the vendor's equipment to pass through. He outlined an alternative to the situation by having the vendor perform the work using a Gator piece of equipment to move the material to the job site.

On a Motion by Mr. Kyte, seconded by Mr. Plaia, with all in favor, the Board of Supervisors authorized Staff to perform the nature trail repair work with a NTE amount of \$700.00 in addition to the original proposal amount for the use of the Gator piece of equipment, for the GreyHawk Landing Community Development District.

Mr. Schappacher informed the Board that he has requested bids to repair the standing water that accumulates along the nature trail across from the entrance roundabout.

The Board requested to take a topic out of order and discuss the GreyHawk Landing Events Committee Calendar for the upcoming year. The Board requested that the Events Committee appoint a single liaison for the CDD and POA to allow for a single point of contact to be established. Ms. Rausch represented the Events Committee and entertained general questions and concerns from the Board. The Board requested an updated Calendar with added detail be presented at the next meeting.

C. Field Manager – Ed Maro

Mr. Maro provided an update to the Board of the activities that took place in the past month.

Mr. Maro updated the Board that the algae problem at the recreational center had been treated.

Mr. Maro stated that the both playgrounds in the GreyHawk Landing had been re-mulched.

Mr. Maro provided an update to the Board in regards to the drainage ditch along Mulberry and GreyHawk Blvd, and stated that the developer would perform this repair prior to the next meeting.

Mr. Maro presented to the Board multiple proposals to install ceiling fans on the covered patio outside on the pool deck. The Board tabled this topic and requested that a more simplistic design be looked at for the next scheduled meeting in regards to the installation of the ceiling fans on the pool deck.

D. District Manager – Grant Phillips

Mr. Phillips reminded the Board that the next CDD Board meeting is scheduled for Thursday, November 17, 2016 at 6:00 p.m.

Mr. Phillips reviewed the current action item list with the Board and made revisions and additions as requested.

Mr. Maro presented the Geranium Gate camera and server repair at the recreational center proposal and explained its contents and purpose. The Board requested a more itemized proposal for their review at the next meeting.

Mr. Phillips reviewed the September 2016 unaudited District financials with the Board and explained the current financial status of the District. Mr. Evans inquired about the status of the District's reserve funds.

Mr. Phillips presented the off-duty deputy reports with the Board.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests


Mr. Kyte informed the Board that there was a realtor in the GreyHawk Landing community that recently had been bitten by a rattlesnake.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Kyte, seconded by Mr. Francis, with all in favor, the Board of Supervisors adjourned the meeting at 7:44 p.m. for the GreyHawk Landing Community Development District.


Secretary / Asst. Secretary


Chairman / Vice Chairman