
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, November 17, 2016 at 6:03 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 Chair
Tony Francis	Board Supervisor, Asst. Sec.
Jeffrey Evans	Board Supervisor, Asst. Sec.
Dennis Smith	Board Supervisor, Asst. Sec.

Also present were:

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

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

Audience comments were entertained regarding various maintenance concerns including landscaping issues, rec center cleaning, pond spraying, the condition of pool furniture, missing signage by the hot tub. Questions regarding the treatment of the events committee, communication issues, notification of elections, and drag racing that is occurring at the back of the community on weekends were addressed.

A request was made to move the bookcase (petition presented) and a general discussion ensued regarding a report from the fire inspector indicating that there is no issue with moving it as long as it remains anchored to the wall. However, he did express concerns with proper

gress and did not recommend it. A motion and second was made to relocate the bookcase. Mr. Cohen reminded everyone of the need to accept audience comments on the matter and several were put forward.

On a Motion by Mr. Smith, seconded by Mr. Francis, with two in favor and three against (Mr. Kyte, Mr. Plaia, and Mr. Evans), the Board of Supervisors failed to approve relocating the bookcase for the GreyHawk Landing Community Development District.

FOURTH ORDER OF BUSINESS

Status Reports

A. Aquatic Service Update

Mr. McNeil stated that the Hydrilla in pond 47 has been treated, but they have migrated to pond 48. They have started treatments there as well, but it is a slow process. He also spoke regarding existing conditions that cause algae blooms. It was noted that the condition of the ponds is improving.

Mr. McNeil informed those in attendance of options available to treat the midge flies, mentioned during audience comments, to include both chemical treatments and the installation of mosquito eating fish. The cost of treatment is high. It was noted that they do not bite or carry disease.

B. Landscape Update

Mr. Maro stated that the County would not let the landscapers apply the fertilizer is being sought due to phosphate levels and a proposal for an alternative fertilizer

FIFTH ORDER OF BUSINESS

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

Mr. Phillips stated that the Minutes had been approved by District Counsel.

On a Motion by Mr. Francis, seconded by Mr. Kyte, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 22, 2016 for GreyHawk Landing Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting Held on
October 27, 2016**

Mr. Phillips stated that the Minutes had been approved by District Counsel.

On a Motion by Mr. Kyte, seconded by Mr. Plaia, with all in favor, the Board of Supervisors approved the

minutes of the Board of Supervisors' meeting held on October 27, 2016 for GreyHawk Landing Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for October 2016

Mr. Phillips reviewed the non-recurring expenses in the October report.

On a Motion by Mr. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for October 2016 totaling \$103,926.38 for GreyHawk Landing Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Rec Center Rooftop Cleaning

Mr. Maro stated that he has not heard back from the vendor to date and that matter was tabled for another month.

NINTH ORDER OF BUSINESS

Discussion Regarding Fitness Center Maintenance

The Board acknowledged that there were some cleaning issues and noted that Jan-Pro will be contacted regarding additional deep cleaning events to determine the cost. Discussion was held regarding the list of items presented to the Board for consideration. No Board action was taken on any of the items.

TENTH ORDER OF BUSINESS

Consideration of the Trimmers Holiday Décor Proposal

Staff stated that the lighting was installed the day after Thanksgiving. Those in attendance seemed pleased with the results. No Board action was necessary.

ELEVENTH ORDER OF BUSINESS

Consideration of Event's Calendar

The Board agreed to move this item up on the agenda. The Board sought additional information regarding insurance and liability issues with the food trucks, as well as how the beer for the craft beer event is being distributed. Committee members stated that the food trucks will be providing the required insurance and meet health standards. The beer will be provided by the vendors hosting the event. The Board asked that it would like to know the contact person for each event as soon as it becomes available. They encouraged the committee to approach the Board with any financial assistance needed for Board consideration.

Mr. Cohen asked if there were any additional comments on the topic from the audience or Board. Hearing none, there was a call for the vote.

On a Motion by Mr. Evans, seconded by Mr. Francis, with all in favor, the Board of Supervisors approved the 2016/2017 Events Calendar for GreyHawk Landing Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Mr. Schappacher reported on the various ongoing projects, noting that the concrete repair on the trail is scheduled for November 28th and the bank repair on the 29th.

Discussion was held regarding striping the roadway and the bid package for the sidewalk repair, as well as the USC item (vegetation removal). Staff will work with ANJ Excavating to complete the project within the proposal.

C. Field Manager

Mr. Maro reviewed his report and responded to Board questions on the irrigation at the monuments.

Discussion was held regarding the need for the Geranium gate and Mr. Cohen indicated that a few years ago there was a similar question and the County had some input. The matter was tabled pending researching the possibility of not having a gate at Geranium. It was stated that the second part of the proposal does need to be completed.

On a Motion by Mr. Francis, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the second part of the State Alarm proposal in the amount of \$2,115 to replace cameras at the Rec Center for GreyHawk Landing Community Development District.

D. District Manager

Mr. Phillips reminded the Board that the next meeting will be held Thursday, December 15, 2016 at 6:00 p.m.

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

Discussion was held regarding the off-duty reports. A request was made that the Supervisor be contacted again regarding writing tickets as warranted rather than just warnings, the possibility of using unmarked cars, and the need to monitor speeding on the side streets as well as the main boulevard.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Supervisor requests were made regarding the possibility of turning off of the Play N Spray to cut down on pool heating costs and water usage. It was decided to change the hours of operation from 11 am to 4 pm.


Discussion was also held regarding pressure washing the pool area and sealing the pavers. Look into the possibility of tying the project into the roof cleaning project. Mr. Grant will add to the action list.

Mr. Cox informed the Board that the election results would be effective on November 22nd and the swearing in of Supervisors and selection of officers would occur at the December meeting.


FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Kyte, seconded by Mr. Plaia, with all in favor, the Board of Supervisors adjourned the meeting at 7:47 p.m. for GreyHawk Landing Community Development District.



Secretary / Asst. Secretary



Chairman / Vice Chairman