

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, December 15, 2016 at 6:00 p.m.** at the GreyHawk Landing Clubhouse located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

Present and constituting a quorum were:

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

Also present were:

Grant Phillips	District Manager; Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson & Cohen, P.A.
Ed Maro	Field Manager
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 6:05 p.m. and conducted roll call. All present then stood and recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Sally Blundon inquired about who was responsible for the removal of dead trees blocking pathways in the conservation area that pose a potential hazard to residents. She also gave an update on the weeds along Mulberry and Honeyflower and commented on the recent theft of the pickle-ball equipment.

Ms. Bea Miller commented on the security and noise level of the basketball court and the speed limits throughout the community, specifically along Mulberry and GreyHawk Boulevard. Mr. Plaia addressed the speed tables in these areas.

Mr. Richard Veraszto requested that a white board be added to the gym and for permanent anchors to be installed in the clubhouse for the Events Committee to hang community pertinent news items. He also addressed the police presence in the community and the warnings issued to residents.

THIRD ORDER OF BUSINESS

Status Reports

A. Aquatic Service Update

Mr. Plaia presented the aquatics report and commented on the unusually low water levels in the ponds. He noted that algae levels were also down.

B. Landscape Update

Mr. Maro provided his update to the Board. He reported that the weeds have been addressed, fertilizer has been applied, and spraying for ants was conducted.

It should be noted that at this time, 6:21 p.m., Mr. Francis arrived to the meeting.

FOURTH ORDER OF BUSINESS

**Administer Oath of Office to
Newly Elected Supervisors**

Mr. Phillips informed the Board that the Oath of Office was administered to newly elected Supervisors Dennis Smith and Jeffery Evans prior to the meeting.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-01,
Designating Officers of the District**

Mr. Phillips presented Resolution 2017-01 and explained its contents and purpose. The Board selected Mr. Evans as Chairman and Mr. Plaia as Vice Chairman, and designated the remaining Supervisors as Assistant Secretaries with Mr. Phillips and Mr. Cox also receiving Assistant Secretary positions for signing purposes.

On a Motion by Mr. Francis, seconded by Mr. Kyte, with all in favor, the Board of Supervisors approved Resolution 2017-01, Designating Officers of the District, with the officer structure as announced for the GreyHawk Landing Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Regular Meeting held on
November 17, 2016**

Mr. Phillips presented the minutes to the Board and noted some minor changes that he would be making.

On a Motion by Mr. Kyte, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the November 17, 2016 regular meeting minutes as amended for the GreyHawk Landing Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for November
2016**

Mr. Phillips presented the Operation & Maintenance Expenditures for the month of November 2016, totaling \$97,820.38.

On a Motion by Mr. Evans, seconded by Mr. Kyte, with all in favor, the Board of Supervisors ratified the November 2016 Operation & Maintenance Expenditures for the GreyHawk Landing Community Development District.

EIGHTH ORDER OF BUSINESS

**Update Regarding Fitness Center
Maintenance**

Mr. Phillips updated the Board on the particulars of the addendum to the Jan-Pro cleaning contract. He noted that wiping tables around the pool area once a week, a monthly deep cleaning, and monthly interior/exterior window cleaning was added to the service contract.

On a Motion by Mr. Smith, seconded by Mr. Francis, with all in favor, the Board of Supervisors ratified the amended Jan-Pro agreement for the GreyHawk Landing Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Olive Branch
Landscaping Proposals**

Mr. Maro presented the proposals and explained their contents and purpose. The first proposal was for tree work along Cara-Cara Loop totaling \$3,200 and the second proposal was for tree work along the walkway by the baseball field totaling \$4,800.

On a Motion by Mr. Plaia, seconded by Mr. Kyte, with all in favor, the Board of Supervisors approved the Olive Branch proposal for tree work along Cara-Cara Loop in the amount of \$3,200 for the GreyHawk Landing Community Development District.

On a Motion by Mr. Evans, seconded by Mr. Kyte, with all in favor, the Board of Supervisors approved the Olive Branch proposal for tree work along the walkway by the baseball field in the amount of \$4,800 for the GreyHawk Landing Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Basketball Court
Backboard Replacement Proposal**

Mr. Phillips presented a proposal from Miller Recreation Equipment and Design in the amount of \$1,354.00 to the Board for consideration. Mr. Maro noted that the backboards would be aluminum and would have a lifespan of 15-20 years.

On a Motion by Mr. Plaia, seconded by Mr. Kyte, with all in favor, the Board of Supervisors approved Miller Recreation and Design's proposal for the GreyHawk Landing Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Clubhouse Acoustics
Proposal**

Mr. Phillips presented a proposal in the amount of \$7,523.00. The Board requested to table this topic until the next meeting so that additional proposals could be obtained.

TWELFTH ORDER OF BUSINESS

**Consideration of Rec Center Roof
Cleaning Proposal**

Mr. Phillips presented multiple proposals to the Board for consideration. Mr. Plaia explained his firm position on the use of bucket trucks instead of ladders and walking on roofs. The Board chose to table this topic until the next meeting so that efforts to secure a bucket truck could be made.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Playground Equipment
Proposal**

Mr. Phillips presented a proposal from Miller Recreation Equipment and Design for \$3,459.63 and Mr. Maro explained its contents and purpose. He noted that the current floor plates are rotted from the inside out and pose a serious safety risk if not replaced immediately. The Board agreed to accept the proposal but requested that Mr. Maro try to negotiate a lower price for shipping and installation before the next meeting.

On a Motion by Mr. Kyte, seconded by Mr. Francis, with all in favor, the Board of Supervisors approved the Miller Recreation Equipment and Design proposal, not to exceed \$3,459.63, for the GreyHawk Landing Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen gave an update on closing the Geranium gate. After conducting his own research, he concluded that due to the inter-neighborhood connection it would not be possible to close the gate without going through the County. He noted that provisions in the GreyHawk Landing governing documents may also prevent the closing of the gate. It

was requested that old repair proposals for the gate be revisited at the next meeting. The Board had no further questions for Mr. Cohen.

B. District Engineer

Mr. Schappacher reported that the swale repair on the east side of the lake between Honeyflower & Cara-Cara would be completed tomorrow. He commented on the excellent job that was done on the vegetation removal along Magpie and that all of the blockages had been cleared from the channels. The nature trail behind 311-315 was also repaired.

Mr. Plaia commented on the drastic difference in the bank erosion on the other side of Mulberry. The discussion pertained to the developer having repaired the south ditch with rip rap but did not repair the north ditch. The Board requested a letter be sent to the developer in regards to their responsibility for repairing both sides of the bank erosion, and not just the south side.

Proposals from ANJ Excavating and Site Masters for sidewalk repair were presented to the Board for consideration and Mr. Schappacher explained their contents and purpose. Mr. Cohen addressed the audience for questions and comments.

<p>On a Motion by Mr. Smith, seconded by Mr. Plaia, with all in favor, the Board of Supervisors approved the ANJ Excavating proposal for sidewalk repair, in the amount of \$4,100.00, for the GreyHawk Landing Community Development District.</p>

C. Field Manager

Mr. Maro provided his update to the Board and entertained general questions. He noted that the swings had been replaced on the playground and gave an update on tree work being conducted around the community.

D. District Manager

Mr. Phillips reminded the Board that the next meeting will be held Thursday, January 26, 2017 at 6:00 p.m.

Mr. Phillips reviewed the current action item list with the Board and made revisions and additions as requested. He then reviewed the monthly financial status summary with the Board and answered general questions.

Mr. Phillips presented the off-duty reports and engaged the Board in discussion regarding the topic. It was requested that district staff coordinate with the Board getting in touch with the Manatee County Sheriff's Office Off-Duty Coordinator. Mr. Phillips informed the Board that he would work on scheduling a meeting with the sheriff's department to discuss the possibility of this request.

Mr. Phillips then issued a Certificate of Incumbency from US Bank to the Board for

signature.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

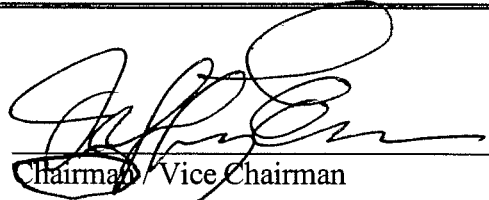
No Supervisor requests were made.

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 7:26 p.m. for GreyHawk Landing Community Development District.


Secretary / Asst. Secretary


Chairman / Vice Chairman