
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, February 23, 2017 at 6:06 p.m.** at the GreyHawk Landing Clubhouse located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

Present and constituting a quorum were:

Jeffrey Evans	Board Supervisor, Chairman
Michael Plaia	Board Supervisor, Vice Chair
Ollie Kyte	Board Supervisor, Asst. Sec. (via phone)
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
Nick Wolf	Brightview
Ben Edmund	USA, Groups

Audience

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Mr. Phillips called the meeting to order at 6:06 p.m. and conducted roll call. All present then stood and recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

Nick Chiacihierini addressed his concerns regarding midge fly infestation with the Board. He informed the Board of his phone reception issues and suggested installation of a cell tower. Mr. Chiacihierini questioned the Board regarding conservation area maintenance, due to an over growth onto his personal lawn.

Ali Taha expressed concerns with the Board regarding tennis court repairs. He insisted the courts be used for tennis only.

Lindsey Wilson presented an update from the GreyHawk Landing's events committee

48 with the Board.

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50 Debbie Bystricky addressed her concerns with the Board regarding the shared pickle
51 ball/tennis court. She suggested the Board consider building an additional court to allow
52 for separate usage in the future.

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54 Ken Weaver shared his concerns regarding the cell towers with the Board. Mr. Phillips
55 informed the audience that a cell tower presentation will take place later in the agenda
56 and comments/questions will be permitted.

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58 Charles Dine expressed his concerns regarding midge flies in the GreyHawk Landing
59 community with the Board.

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61 Jim Hengel expressed his concerns regarding midge flies in the GreyHawk Landing
62 community with the Board.

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64 Holly Muye expressed her concerns regarding midge flies in the GreyHawk Landing
65 community with the Board.

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67 Michael Miller expressed his concerns regarding midge flies in the GreyHawk Landing
68 community with the Board.

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70 Sally, a GreyHawk Landing resident, addressed the Board regarding the use of the
71 pickleball/tennis courts.

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73 Anna Moore inquired about the community gates and as to who has responsibility over
74 them.

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76 Susie Cherry addressed the Board regarding the use of the tennis courts.

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78 **THIRD ORDER OF BUSINESS**

Status Reports

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80 **A. Aquatic Service Update**

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82 Mr. Plaia presented the Aquatic Service Update to the Board. He updated the
83 Board on the low water levels and recommended that colored water lilies not be
84 planted in the ponds, at this time. A general discussion ensued between Mr. Plaia
85 and Mr. Evans.

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87 General discussion ensued regarding midge fly treatments and providing a
88 remediation to resident's concerns. The Board viewed a proposal from Aquagenix
89 to chemically treat the pond for midge flies at a rate of \$525. General discussion
90 ensued with the Board and audience regarding the issue. Ultimately, the Board
91 elected to treat the two additional ponds with the understanding that it would
92 come at a total cost of \$1575.

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On a Motion by Mr. Evans, seconded by Mr. Francis, with all in favor, the Board of Supervisors approved the \$1575 Midge Fly Treatment Proposal for the GreyHawk Landing Community Development District.

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B. Landscape Update

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Mr. Wolf addressed the Board regarding the landscape update. Mr. Wolf presented the Tree Care Service Proposal and the Spring Flower Changeout Proposal to the Board for their review. A discussion ensued, and Mr. Wolf answered general questions from the Board.

On a Motion by Mr. Plaia, seconded by Mr. Francis, with all in favor, the Board of Supervisors approved the Tree Care Services Proposal (Mulberry Buttercup Cutback in the amount of \$400 and the Spring Flower Changeout in the amount of \$2,625) for the GreyHawk Landing Community Development District.

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1. Consideration of Brightview Landscape Contract Addendum

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Mr. Cohen presented the Brightview Landscape Contract Addendum to the Board and answered general questions.

On a Motion by Mr. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the Brightview Landscape Contract Addendum, for the GreyHawk Landing Community Development District.

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FOURTH ORDER OF BUSINESS

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Consideration of Minutes of Board of Supervisors' Meeting held on January 26, 2017

On a Motion by Mr. Francis, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the January 26, 2017 regular meeting minutes for the GreyHawk Landing Community Development District.

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123 **FIFTH ORDER OF BUSINESS** **Consideration of Operation &**
124 **Maintenance Expenditures for**
125 **January 2017**
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127 Mr. Phillips presented the Operation & Maintenance Expenditures for the month of
128 January 2017 in the amount \$88,908.31.

On a Motion by Mr. Francis, seconded by Mr. Plaia, with all in favor, the Board of Supervisors ratified the January 2017 Operation & Maintenance Expenditures for the GreyHawk Landing Community Development District.

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130 **SIXTH ORDER OF BUSINESS** **Discussion Regarding Small Cell**
131 **Technology**
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133 Mr. Edmond addressed the Board and audience members on a presentation regarding
134 small cell technology and the benefits it would provide for cell phone reception within the
135 community. A general discussion ensued and Mr. Edmund answered questions from the Board.
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138 **SEVENTH ORDER OF BUSINESS** **Discussion Regarding Tennis/**
139 **Pickleball Court Use**
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141 Mr. Phillips led a discussion regarding tennis/pickleball court use with the Board. A
142 general discussion ensued, including engaged participation from several audience members. The
143 Board instructed Mr. Phillips to obtain proposals for both separate tennis and pickle ball courts
144 and the option of having a dual-purpose pickle ball/ tennis court installed with the option of
145 having the courts lighted. Mr. Phillips and Mr. Maro will work to obtain the proposals prior to
146 the next meeting.

147 **EIGHTH ORDER OF BUSINESS** **Discussion Regarding Resident**
148 **Overnight Parking**

149 Mr. Phillips gave an update regarding resident overnight parking to the Board. A brief
150 discussion ensued regarding on-street overnight parking restrictions. The Board agreed there will
151 be no changes to the policy.

152 **NINTH ORDER OF BUSINESS** **Consideration of Olive Branch**
153 **Lavender Loop Clearance Proposal**

154 Mr. Phillips presented the Olive Branch Lavender Loop Clearance Proposal to the Board.
155 A general discussion ensued.
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On a Motion by Mr. Francis, seconded by Mr. Plaia, with all in favor, the Board of Supervisors approved the Olive Branch Lavender Loop Clearance Proposal in the amount of \$5,400, for the

GreyHawk Landing Community Development District.

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158 **TENTH ORDER OF BUSINESS** **Consideration of GreyHawk Landing**
159 **Community Pool Paver Reseal**
160 **Proposal**
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162 Mr. Maro presented the GreyHawk Landing Community Pool Paver Reseal Proposals to
163 the Board. A general discussion ensued regarding the different scopes of work provided on the
164 vendor proposals.
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On a Motion by Mr. Smith, seconded by Mr. Evans, with all in favor, the Board of Supervisors approved the Pool Paver Reseal Proposal from Island Way Clean and Seal, LLC, in the amount of \$7,020, contingent upon an agreed upon payment schedule, for the GreyHawk Landing Community Development District.

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167 **ELEVENTH ORDER OF BUSINESS** **Consideration of Clubhouse Acoustics**
168 **Proposal**

169 Mr. Phillips presented the Clubhouse Acoustics Proposal to the Board. A general
170 discussion ensued. The Board requested staff discuss alternate payment term options with the
171 vendor. The Board instructed staff to obtain proposals for drapes for the clubhouse and present
172 them at the next Board of Supervisor's meeting.

173 **TWELFTH ORDER OF BUSINESS** **Consideration of Revised Gorilla Klean**
174 **Pressure Wash Proposal**

175 Mr. Phillips presented the Revised Gorilla Klean Pressure Wash Proposal to the Board
176 and a general discussion ensued.

On a Motion by Mr. Plaia, seconded by Mr. Francis, with all in favor, the Board of Supervisors approved the Revised Gorilla Klean Pressure Wash Proposal, in the amount of \$995, for the GreyHawk Landing Community Development District.

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178 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**

- 179 A. **District Counsel**
180 Nothing to report from District Counsel.
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182 B. **District Engineer**
183 Nothing to report from the District Engineer.
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185 C. **Field Manager**
186 Mr. Maro provided his update to the Board and answered general questions.
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 189 D. **District Manager**
 190 Mr. Phillips reminded the Board that the next meeting will be held Thursday, March 23,
 191 2017 at 6:00 p.m. Mr. Phillips presented the updated common property rules and
 192 procedures agreement and informed the Board of the room rental rate change due to the
 193 increase in federal taxes.
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On a Motion by Mr. Smith, seconded by Mr. Francis, with all in favor, the Board of Supervisors approved the Common Property Rules and Procedures Agreement for the GreyHawk Landing Community Development District.

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 196 Mr. Phillips reviewed the current action item list with the Board. Staff to provide
 197 revisions and additions as requested.
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199 Mr. Phillips presented the Monthly Financial Status Summary to the Board.
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201 Mr. Phillips presented the Manatee County Sheriff off-duty deputy reports and engaged
 202 the Board in discussion regarding the topic. It was requested that district staff schedule a
 203 phone call with Mr. Evans and the Manatee County Sheriff's Office Off-Duty
 204 Coordinator.

205 **FOURTEENTH ORDER OF BUSINESS** **Supervisor Requests**

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 207 Mr. Plaia requested from the Board authorization to work with the aquatics vendor and
 208 perform aquatic plant replacements as needed.
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On a Motion by Mr. Francis, seconded by Mr. Smith, with all in favor, the Board of Supervisors gave authorization to Mr. Plaia to work with the Aquatics vendor on aquatic plant replacement in an amount not to exceed \$7000.00, for the GreyHawk Landing Community Development District.

210 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

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 212 On a Motion by Mr. Francis, seconded by Mr. Evans, with all in favor, the Board of Supervisors
 adjourned the meeting at 8:44 p.m. for GreyHawk Landing Community Development District.

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 217 Secretary / Asst. Secretary
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Chairman / Vice Chairman

