

**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 regular meeting of the Board of Supervisors of the GreyHawk Landing Community Development District was held on **Thursday, December 20, 2018 at 6:00 PM** at the GreyHawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

Present and constituting a quorum:

Jeffrey Evans	<b>Board Supervisor, Chairman</b>
Dennis Smith	<b>Board Supervisor, Vice Chairman</b>
Lindsay Rushmore	<b>Board Supervisor, Assistant Secretary</b>
Jim Hengel	<b>Board Supervisor, Assistant Secretary</b>
Mark Bush	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Grant Phillips	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Andrew Cohen	<b>District Counsel; Persson Cohen &amp; Mooney</b>
Rick Schappacher	<b>Schappacher Engineering</b>
Ed Maro	<b>Field Manager</b>
Richard Woolbert	<b>LMP</b>
Miguel Botto	<b>LMP</b>
John MacNeill	<b>Aquagenix</b>
Andy Nott	<b>Solitude Lake Management</b>
Chris Byrne	<b>Vertex</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order and Pledge of Allegiance**

Mr. Phillips called the meeting to order and conducted roll call. All present then stood and recited the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

- **Jim Hengel** read a statement (Exhibit "A").
- **Debbie Bystricky** discussed pickleball equipment and facilities.
- **Rich Veraszto** and **Randy Cody** welcomed the new Board members.
- **Walter Wulczak** commented on meeting minutes, proposals, security, and pools.
- **Jack Ranalli** spoke about midge fly infestation.
- **Marcia Weaver** discussed security.
- **Ollie Kyte** discussed the supervisor agenda.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution  
2019-01, Designating Officers**

Mr. Phillips presented Resolution 2019-01 to the Board for consideration. After nominations and shows of hands, the Board decided that Jim Hengel would serve as Chair, Mark Bush would serve as Vice Chair, and the remaining supervisors along with Mr. Phillips would serve as assistant secretaries.

On a Motion by Ms. Rushmore, seconded by Mr. Bush, with all in favor, the Board of Supervisors adopted Resolution 2019-01, Designating Officers, for the GreyHawk Landing Community Development District.

Mr. Cohen counseled the Board members on basic Sunshine Law procedure and ethics regulations, and cautioned them on the use of personal email and social media. He advised that he and Mr. Phillips are available at any time for questions or discussion.

**FOURTH ORDER OF BUSINESS**

**Staff Reports & Updates**

**A. Aquatics Update**

Mr. Phillips introduced the topic for discussion. Mr. Hengel announced he would be resigning from the midge fly committee.

**i. Consideration of Midge Fly Treatment Proposals**

Mr. Phillips presented midge fly treatment proposals to the Board for consideration. Discussion ensued. No Board action was taken.

**ii. Consideration of Aeration Unit Proposals**

Mr. Phillips presented aeration unit proposals to the Board for consideration. Discussion ensued. No Board action was taken.

**B. Landscape Update**



Mr. Woolbert and Mr. Botto of LMP provided an update and addressed and answered general questions from the Board.

**i. Discussion Regarding Developer Responsibility for Invasive Plant Material**

Mr. Schappacher and Mr. Hengel addressed and answered general questions from the Board. Discussion ensued. Mr. Schappacher will get in touch with a County environmental representative.

**ii. Consideration of Pepper Tree Removal Proposals**

Mr. Phillips presented proposals for Brazilian pepper tree removal to the Board for consideration. Discussion ensued. The Board chose to table consideration of the proposals until an opinion from the County rep is received.

**iii. Discussion of Dead Tree Removal**

Mr. Phillips presented the topic to the Board. Discussion ensued.

**C. District Engineer**

**i. Update Regarding FDOT and SR-64 Community Entrance**

Mr. Schappacher provided an update and addressed and answered general questions from the Board. Discussion ensued.

**D. District Counsel**

**i. Update Regarding Small Cell Technology**

Mr. Cohen outlined his report and addressed and answered general questions from the Board.

**ii. Review of Volunteer Waiver & Release Form**

Mr. Cohen presented and reviewed the item for the Board.

**E. Field Manager**

Mr. Maro outlined his report and addressed and answered general questions from the Board. He also presented proposals for new rec center benches to the Board for consideration. Discussion ensued.

On a Motion by Mr. Bush, seconded by Mr. Hengel, with all in favor, the Board of Supervisors approved the proposal for four new rec center benches for the GreyHawk Landing Community Development District.

**i. Consideration of Gym Mirror Proposals**

Mr. Phillips presented proposals for new gym mirrors to the Board for consideration. Discussion ensued. The Board declined to take action on the proposal.

**ii. Discussion of Replacement Gate Remotes**

Mr. Phillips introduced the topic to the Board for consideration. Discussion ensued.

**F. District Manager**

Mr. Phillips announced that the next regular meeting would be held on Thursday, January 24, 2019 at 6:00 PM at the GreyHawk Landing Clubhouse located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

**i. Presentation of Arbitrage Report, Series 2011**

Mr. Phillips presented the latest Series 2011 arbitrage rebate calculation report to the Board for review and confirmed there is no liability at this time.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of  
Board of Supervisors' Meeting  
Held on November 15, 2018**

Mr. Phillips presented the minutes of the regular Board of Supervisors' meeting held on November 15, 2018 to the Board for consideration.

On a Motion by Mr. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the November 15, 2018 regular meeting minutes for the GreyHawk Landing Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Community  
Event**

Mr. Phillips presented a request for a community event, "Cars & Coffee", to the Board for consideration. Brief discussion ensued.



On a Motion by Ms. Rushmore, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved the request to hold the community event "Cars & Coffee", contingent upon confirmation of adequate insurance coverage, for the GreyHawk Landing Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Update on Security Services**

Mr. Phillips introduced the topic of security services to the Board for consideration. Lengthy discussion was held, including regarding the following items:

- i. Security Budget
- ii. Post Orders
- iii. Draft Allied Universal Agreement
- iv. OSA Global Proposal
- v. Envera Systems Proposals

The Board tabled consideration of the OSA Global contract.

**EIGHTH ORDER OF BUSINESS**

**Discussion of CDD Liaison  
Representatives**

Mr. Phillips introduced the topic of District liaison representatives to the Board for consideration. Discussion ensued. The Board requested that the Liaison Representative topic be readdressed at the January 24<sup>th</sup> meeting. The proposed liaison categories include: Aquatics/Landscape/Wetlands (Jim), Security (Lindsay), Finance, Infrastructure, and Fitness/Recreational. The Board members will craft what they believe should be included as part of the oversight of responsibilities for each category to staff, and compile the list for review at the next meeting. In addition, the topic of having a grant writer/resident talents and occupational experience will also be discussed as part of this topic.

**NINTH ORDER OF BUSINESS**

**Discussion of Special Projects  
Representatives**

Mr. Phillips introduced the topic of special projects representatives to the Board for consideration. Discussion ensued.

**TENTH ORDER OF BUSINESS**

**Discussion Regarding CDD  
Amenity Item Additions**

Mr. Phillips introduced the topic of amenity item additions to the Board for consideration. Discussion ensued.

**ELEVENTH ORDER OF BUSINESS**

**Discussion of Mulberry  
Clubhouse Audio Enhancements**

Mr. Phillips introduced the topic of clubhouse audio enhancements to the Board for consideration. Discussion ensued. The Board authorized staff to purchase microphone stands and other audio items for use at the next meeting.

**TWELFTH ORDER OF BUSINESS**

**Discussion of Developer Punch  
List Items**

Mr. Phillips introduced the topic of developer punch list items to the Board for consideration. Discussion ensued.

**THIRTEENTH ORDER OF BUSINESS**

**Presentation of Action Item List**

Mr. Phillips presented the action item list to the Board and reviewed it with them. General discussion ensued.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Evans voiced a concern with the general fund investments.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Bush, seconded by Mr. Hengel, with all in favor, the Board of Supervisors adjourned the meeting at 8:51 PM for the GreyHawk Landing Community Development District.

Secretary / Asst. Secretary

Chair / Vice Chair

# Exhibit A



## December 20<sup>th</sup> CDD Meeting Statement!

First of all, I'd like to thank the residents who came out to the polls in November and decided they wanted a change in direction for Greyhawk Landing and elected Lindsay, Mark and me to the CDD Board.

I also want to thank the out going board members for their many years of service and their fiscal responsibility that has placed our community in a strong financial condition.

I feel very strongly that We need to end the references to Greyhawk Landing and Greyhawk West! I was elected to represent the residents of Grayhawk Landing PERIOD! and plan to include the considerations and suggestions from any resident regardless of where they reside in our Community. This arbitrary distinction has led to a level of divisiveness and inequity in the decision process. All improvements need to consider the needs of residents and the driving issue regardless of where they reside!

As I told many residents during the campaign this summer, I want to include and provide the involvement of more residents throughout the community to improve communication and diminish the frustration many residents have felt during my 3 years as a resident due to lack of action or timely response from the board. I feel Advisory Groups will maximize resident involvement, improve communication and speed the decision making process. I feel there should be five advisory groups which would include, Landscape and Lakes, Security, Recreation and Fitness, Finance and Infrastructure. One board member would chair a committee and resident representation should number 5 and be from all areas of the community. As I have found even in my brief time here in Greyhawk Landing, especially with the Say No to Auto Dealership group, there is a huge pool of talent residing within Greyhawk! I really want to use this talent and involve as many residents in the process of guiding the direction of our community. And I plan on using social media, including Facebook to improve the communication to our residents when issue arise. I will also forward to Tiffani Shear this info so it can be email blasted to all newsletter recipients. Please provide Tiffani with a valid email address so communication can be improved. There are many other avenues of social media that can be added to improve communication if someone would step up and maintain a blog site or twitter account for the community.

As a board our primary focus must be on maintaining and enhancing the property values of our residents! The CDD must be run as a business and reinvestment is essential to a business remaining competitive in the marketplace. I feel strongly that a Masterplan needs to be developed to provide longterm planning beyond road and building roof replacement. As a board member, I will carefully consider additional amenities that residents request and support their development as long as they fit wisely in our fiscal plans.

And finally, another agenda item that will be discussed is the use of volunteers to accomplish some of the amenity improvements that residents have requested be considered as I met with residents during my candidacy here in Greyhawk Landing! Most municipalities use volunteers for many duties, such as beach cleanup, playground improvements, building painting, landscape enhancements, to name a few and I think it would maximize our ability to achieve some of the improvements that will be discussed in the future.

Thank You