

**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, February 28, 2019 at 6:00 PM** at the GreyHawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

Present and constituting a quorum:

Jim Hengel	<b>Board Supervisor, Chair</b>
Mark Bush	<b>Board Supervisor, Vice Chair</b>
Lindsay Rushmore	<b>Board Supervisor, Assistant Secretary</b>
Dennis Smith	<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>
Mark Muehler	<b>Schappacher Engineering</b>
Ed Maro	<b>Field Manager</b>
Richard Wilbert	<b>LMP</b>
Tom Swain	<b>Envera</b>
Rob Cirillo	<b>Securiteam</b>
Frank Prete	<b>Securiteam</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order & 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**

- **Edward Makovitch** spoke about communication response time between the Board and the office.

- **Carmen Muscat** asked about the budget for road maintenance and reserve fund.
- **John Rhodes** asked about fisher gunk, a type of fish that eats midge flies.
- **Chris Wilson** spoke about security services; general discussion ensued.
- **Jack Ranalli** spoke about midge fly infestation.
- **Phil and Donna Harnish** spoke about trash by the basketball court and discarded dog waste bags.
- **Jay D. O'Sullivan** discussed security concerns.
- **Walter and Carol Wulczak** commented on security system proposals.

**THIRD ORDER OF BUSINESS**

**Consideration of Security  
System Proposals**

Mr. Phillips introduced the topic for consideration. Ms. Rushmore addressed and answered general questions from the rest of the Board. The two companies present at the meeting also presented their proposals and addressed and answered questions from the Board. Lengthy discussion ensued.

On a Motion by Mr. Hengel, seconded by Mr. Smith, with all in favor, the Board of Supervisors authorized staff to schedule a special meeting for March 14<sup>th</sup> at 6:00 PM at the GreyHawk Landing clubhouse to further discuss the security proposals for the GreyHawk Landing Community Development District.

**FOURTH ORDER OF BUSINESS**

**Staff Reports & Updates**

**A. Aquatics Update**

Mr. Phillips provided an update regarding the aeration installation and other work starting by Solitude.

**B. Landscape/Irrigation Update**

Mr. Wilbert of LMP provided an update and addressed and answered general questions from the Board. Discussion ensued. The Board tabled consideration of the proposals included and asked LMP to create a priority list for the Board for the next meeting.

**C. District Engineer**

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

Mr. Phillips introduced Mr. Muehler, covering in Rick Schappacher's absence, and provided a brief update for the Board.

**D. District Counsel**

**i. Update Regarding Small Cell Technology**

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

**ii. Consideration of Conservation Area Regulations**

Discussion on the topic ensued. Mr. Cohen addressed and answered general questions from the Board.

**E. Field Manager**

Mr. Maro outlined his report and addressed and answered general questions from the Board. Discussion ensued. Mr. Maro advised he will have proposals for "Play 'n' Spray" repairs/replacement for consideration at the next meeting.

**i. Consideration of Upright Bike Proposals**

Mr. Maro presented proposals for the purchase a new upright bicycle for the fitness center to the Board for consideration. Discussion ensued.

<p>On a Motion by Mr. Smith, seconded by Mr. Hengel, with all in favor, the Board of Supervisors approved the proposal from Fitness Logic for a new upright bicycle in the amount of \$2,249.99 for the GreyHawk Landing Community Development District.</p>
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**F. District Manager**

Mr. Phillips announced that a special meeting is being scheduled for Thursday, March 14<sup>th</sup> at 6:00 PM in the GreyHawk Landing clubhouse and the next regular meeting will be held on Thursday, March 28<sup>th</sup> at 6:00 PM at the GreyHawk Landing Clubhouse located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

**i. Presentation of Off-Duty Patrol Reports**

Mr. Phillips presented the latest and final off-duty MCSO patrol reports to the Board for review.

Discussion ensued regarding an incident with a fire extinguisher in the fitness center.

On a Motion by Mr. Bush, seconded by Ms. Rushmore, with all in favor, the Board of Supervisors directed staff to close the fitness center at 9:00 PM on Fridays, Saturdays, and Sundays for the GreyHawk Landing Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of  
Board of Supervisors' Meeting  
Held on December 20, 2018**

Mr. Phillips presented the minutes of the regular Board of Supervisors' meeting held on December 20, 2018 to the Board for consideration.

On a Motion by Ms. Rushmore, seconded by Mr. Hengel, with all in favor, the Board of Supervisors approved the December 20, 2018 regular meeting minutes as revised for the GreyHawk Landing Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of  
Board of Supervisors' Meeting  
Held on January 24, 2019**

Mr. Phillips presented the minutes of the regular Board of Supervisors' meeting held on January 24, 2019 to the Board for consideration. Mr. Cohen noted a change to a motion regarding aquatic services.

On a Motion by Ms. Rushmore, seconded by Mr. Hengel, with all in favor, the Board of Supervisors approved the January 24, 2019 regular meeting minutes as amended for the GreyHawk Landing Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Operations &  
Maintenance Expenditures for  
January 2019**

Mr. Phillips presented the Operations & Maintenance expenditures for January 2019 to the Board for ratification.

On a Motion by Ms. Rushmore, seconded by Mr. Hengel, with all in favor, the Board of Supervisors ratified the Operations & Maintenance expenditures for January 2019 (\$181,435.06) for the GreyHawk Landing Community Development District.



**EIGHTH ORDER OF BUSINESS**

**Discussion of After-Hours Procedures**

Mr. Phillips introduced the topic of security services to the Board for consideration.

**NINTH ORDER OF BUSINESS**

**Discussion of Amenity Guidelines**

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

**TENTH ORDER OF BUSINESS**

**Discussion of Clubhouse Sound Abatement**

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

**ELEVENTH ORDER OF BUSINESS**

**Discussion of Developer Punch List Items**

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

**TWELFTH ORDER OF BUSINESS**

**Discussion of CDD Amenity Item Additions**

Mr. Phillips introduced the topic to the Board for consideration. Discussion ensued. The Board asked to revisit the topic at the next meeting.

**THIRTEENTH ORDER OF BUSINESS**

**Presentation of Action Item List**

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

**FOURTEENTH ORDER OF BUSINESS**


**Supervisor Requests**

There were no additional supervisor requests.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Hengel, seconded by Mr. Smith, with all in favor, the Board of Supervisors adjourned the meeting at 8:53 PM for the GreyHawk Landing Community Development District.

  
Secretary / Asst. Secretary

  
Chair / Vice Chair