

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, April 25, 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	Board Supervisor, Chair
Mark Bush	Board Supervisor, Vice Chair
Lindsay Rushmore	Board Supervisor, Assistant Secretary
Dennis Smith	Board Supervisor, Assistant Secretary
Jeffrey Evans	Board Supervisor, Assistant Secretary

Also present were:

Grant Phillips	District Manager; Rizzetta & Company, Inc.
Andrew Cohen	District Counsel; Persson Cohen & Mooney
Rick Schappacher	Schappacher Engineering
Ed Maro	Field Manager
Richard Wilbert	LMP
Lee, Chris, et al.	Signal 88

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

- **Rheal Harps** discussed common area and pool area concerns.
- **Jack Ranalli** spoke about midge fly infestation, pool/hot tub temperature concerns, and power and meter issues with FPL.

THIRD ORDER OF BUSINESS

Consideration of Security System Proposals

As vendors were waiting to provide information and presentations to the Board, Mr. Phillips moved ahead in the agenda to consideration of security system proposals. Ms. Rushmore advised of complaints received regarding Allied Security's staff and service, and made a motion to give thirty days' notice of termination to Allied. Discussion ensued. The motion was not seconded and therefore failed. Representatives of Signal 88 gave a presentation of their proposal and addressed and answered questions from the Board. Discussion continued. The Board then chose to move on to the "Staff Reports & Updates" portion of the agenda.

FOURTH ORDER OF BUSINESS

Staff Reports & Updates

A. Aquatics Update

Mr. Phillips provided a brief update for the Board and presented proposals for fountain motor repairs, fountain installation, and preserve area cleanup to the Board for consideration. Discussion ensued. Mr. Phillips confirmed that the fountain installation proposal would be a separate cost from the fountain repairs proposal. The Board asked for prices from other companies for the preserve area cleanup.

On a Motion by Mr. Hengel, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the proposal from Solitude for pond 4 fountain motor repairs in the amount of \$4,940.59 for the GreyHawk Landing Community Development District.

B. Landscape/Irrigation Update

Mr. Wilbert of LMP provided an update for the Board and addressed and answered general questions from the Board. Discussion ensued.

i. Consideration of Landscape-Related Proposals

Mr. Wilbert and Mr. Phillips presented several landscape proposals to the Board for consideration. The Board approved one proposal and tabled the rest.

On a Motion by Mr. Smith, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved proposal #58291 from LMP for brush cleanup and removal in the amount of \$2,241.25 for the GreyHawk Landing Community Development District.

General discussion continued.

C. District Engineer

i. Update Regarding FDOT and SR-64 Community Entrance

Mr. Schappacher provided an update for the Board and addressed and answered the Board's general questions.

ii. Discussion of Developer Punch List Items

Mr. Schappacher provided photos and a full report of a recent meeting and walk-through held. Discussion ensued. Mr. Schappacher addressed and answered the Board's questions.

D. District Counsel

i. Update Regarding Small Cell Technology

Mr. Cohen outlined his report and addressed and answered the Board's general questions. He confirmed that developer responsibility for the preserve area is being looked into.

E. Field Manager

Mr. Maro outlined his report and addressed and answered general questions from the Board. He also presented a proposal for annual mulch installations to the Board for consideration.

On a Motion by Mr. Smith, seconded by Ms. Rushmore, with all in favor, the Board of Supervisors approved the proposal from Big Earth for annual mulch installations in the amount of \$34,352.00 for the GreyHawk Landing Community Development District.

i. Consideration of Sport Court Fence Proposals

Mr. Phillips and Mr. Maro presented sport court fence proposals to the Board for consideration. Discussion ensued. The Board chose to keep the item on the wish list.

FIFTH ORDER OF BUSINESS

Consideration of Play 'n' Spray Proposals

Mr. Phillips presented options for Play 'n' Spray repairs and replacement to the Board for consideration. Discussion ensued. The Board agreed to have necessary repairs performed now for summer and full replacement done after the new school year begins.

On a Motion by Ms. Rushmore, seconded by Mr. Evans, with all in favor, the Board of Supervisors approved the proposal from A&D Pool for Play 'n' Spray equipment repairs (pump motor replacement) in the amount of \$10,500.00 and authorized the chair to execute a contract for the work to be done for the GreyHawk Landing Community Development District.

F. District Manager

i. Announcement of Registered Voter Count

Mr. Phillips announced that the registered voter count in the District as of April 15, 2019 was 2,459.

ii. Presentation of CPI Attorney Fees Letter

Mr. Phillips presented the annual consumer price index fee increase letter from District Counsel to the Board for review.

On a Motion by Mr. Smith, seconded by Mr. Hengel, with all in favor, the Board of Supervisors approved the District Counsel annual CPI fee increase for the GreyHawk Landing Community Development District.

Mr. Phillips announced that the next regular meeting will be held on Thursday, May 23rd at 6:00 PM at the GreyHawk Landing Clubhouse located at 12350 Mulberry Avenue, Bradenton, Florida 34212, at which time the proposed budget for Fiscal Year 2019-2020 would be considered.

SIXTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Special Meeting Held March 21, 2019

Mr. Phillips presented the minutes of the Board of Supervisors' special meeting held on March 21, 2019 to the Board for consideration.

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved the March 21, 2019 special meeting minutes for the GreyHawk Landing Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for

March 2019

Mr. Phillips presented the Operations & Maintenance expenditures for March 2019 to the Board for ratification. General discussion ensued, especially with regard to pool maintenance.

On a Motion by Ms. Rushmore, seconded by Mr. Smith, with all in favor, the Board of Supervisors ratified the Operations & Maintenance expenditures for March 2019 (\$132,582.43) for the GreyHawk Landing Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Security System Proposals, cont'd

Mr. Phillips re-introduced consideration of security system proposals to the Board. Discussion resumed.

On a Motion by Ms. Rushmore, seconded by Mr. Hengel, with all in favor, the Board of Supervisors authorized District Counsel to prepare a month-to-month contract for security services with Signal 88 for execution by the Chair for the GreyHawk Landing Community Development District.

NINTH ORDER OF BUSINESS

Discussion of Sound Abatement Proposals

Mr. Phillips introduced the topic to the Board for consideration. Discussion ensued. The Board added the item to the wish list.

TENTH ORDER OF BUSINESS

Discussion of Draft Security Survey Letter

Mr. Phillips presented a draft security survey letter to the Board for review. Discussion ensued.

ELEVENTH ORDER OF BUSINESS

Discussion of CDD Amenity Item Additions

Mr. Phillips introduced the topic to the Board for consideration. Discussion ensued regarding creating a wish list for items to be added to.

TWELFTH ORDER OF BUSINESS

Presentation of Master Plan List

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

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Evans advised he has drafted an action item list.

Mr. Smith discussed sending a warning notice to LMP.

Mr. Hengel spoke about items including a community bank box at the rec center, keys for the storage unit, and behavior at last month's meeting.

On a Motion by Mr. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors agreed to close the topic of personnel and consider the discussion a warning to Mr. Maro for the GreyHawk Landing Community Development District.

FOURTEENTH 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 8:32 PM for the GreyHawk Landing Community Development District.



Asst. Secretary



Chair / Vice Chair