

**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 27, 2014 at 6:00 p.m.** at 12350 Mulberry Avenue, Bradenton, Florida 34212.

Present and constituting a quorum were:

Ollie Kyte	<b>Board Supervisor, Chair</b>
Mike Plaia	<b>Board Supervisor, Asst. Secretary</b>
Jeff Evans	<b>Board Supervisor, Asst. Secretary</b>
Sandy McDonald	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Greg Cox	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Andy Cohen	<b>District Counsel; Persson &amp; Cohen, P.A.</b>
Jon Phillips	<b>Field Manager</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order and Pledge of Allegiance**

Mr. Cox called the meeting to order and conducted roll call. All present then joined in reciting the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Stephanie Ferber commented that the proposed number of people allowed to attend private events at the clubhouse is too low as proposed in the new policies.

Lindsey Wilson advised that someone is continually stealing the signs being put up to announce community events.

Cristie Whetsell questioned why the hours for the fitness center and pool do not provide for longer and later hours' use.

Ken Weaver asked the Board to adopt enforcement rules.

An unidentified resident voiced her opinion, and that of others, on behalf of the Events Committee that the Board should allow non-resident vendors to participate in community organized fairs.

Maria Luviliza-Santos commented that the proposed number of people allowed to attend private events at the clubhouse is too low as proposed in the new policies.

John Volpino expressed his concern about the number of foreclosures occurring in the community and how the community is handling them.

**THIRD ORDER OF BUSINESS**

**GreyHawk Landing West Update**

Mr. Evans provided an update (Exhibit A) to the Board regarding the GreyHawk Landing West development.

**FOURTH ORDER OF BUSINESS**

**Consideration of GreyHawk Landing West Landscaping Proposal**

The Board then addressed the issue of a proposed hedge along Mulberry Avenue that would be installed by the developer.

On a Motion by Mr. Evans, seconded by Ms. McDonald, with three in favor and one (Mr. Plaia) opposed, the Board authorized the developer of GreyHawk Landing West to install a hedge along Mulberry Avenue for the GreyHawk Landing Community Development District.

**FIFTH ORDER OF BUSINESS**

**Access System Update**

Mr. Phillips announced that there have been over 800 access cards issued to users at the present time. He indicated that March 4, 2014 is still the target date for initiation of use of the new gate access controls.

**SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting Held Jan. 23, 2014**

Mr. Cox presented the minutes of the Board of Supervisors' Meeting held on January 23, 2014 to the Board for consideration.

On a Motion by Ms. McDonald, seconded by Mr. Plaia, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on January 23, 2014 as presented for the GreyHawk Landing Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for Jan. 2014**

**GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT**

**February 27, 2014 - Minutes of Meeting**

**Page 3**

Mr. Cox presented the Operation & Maintenance Expenditures for January 2014 totaling \$118,394.90 to the Board for ratification.

On a Motion by Ms. McDonald, seconded by Mr. Evans, with all in favor, the Board ratified the Operation & Maintenance Expenditures for January 2014 totaling \$118,394.90 for the GreyHawk Landing Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Public Hearing on Common Property  
Policies & Forms**

Mr. Cox provided an explanation of the process for consideration of the draft Common Property Policies, Rules and Forms being presented to the Board and asked for a motion to open the public hearing portion of the meeting.

On a Motion by Ms. McDonald, seconded by Mr. Kyte, with all in favor, the Board opened the public hearing portion of the meeting for the GreyHawk Landing Community Development District.

Mr. Cox then presented the draft policies to the Board for consideration and reviewed for the audience the most recent changes in the draft written following staff review.

Comments were received from the public regarding the draft policies related to alcohol allowance, the number of people allowed at private events, and hours for the pool/fitness center. Mr. Cox then asked for a motion to close the public hearing portion of the meeting.

*(Ms. McDonald had departed the meeting at this time.)*

On a Motion by Mr. Plaia, seconded by Mr. Kyte, with all in favor, the Board closed the public hearing portion of the meeting for the GreyHawk Landing Community Development District.

The Board members reviewed the policies and proposed changes. Amendments were made which continue the prohibition of alcohol at the playground and which change the number of people allowed to attend private events held at the clubhouse. During the review process the Board determined that the clubhouse pool hours should be extended as the pool is certified for nighttime swimming and that a security guard would be required during the extended hours.

On a Motion by Mr. Kyte, seconded by Mr. Plaia, with all in favor, the Board approved the extension of swimming hours to 10:30 p.m. at the clubhouse pool beginning on March 7, 2014 for the GreyHawk Landing Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-02,  
Amending Recreation Facilities Rules**

Mr. Cox then presented Resolution 2014-02 to the Board for consideration.

On a Motion by Mr. Plaia, seconded by Mr. Kyte, with all in favor, the Board adopted Resolution 2014-02, Amending Recreational Facilities Rules, including policy amendments made at the February 27, 2014 Board meeting, for the GreyHawk Landing Community Development District.

**TENTH ORDER OF BUSINESS**

**Discussion of District Management  
Contract Renewal**

Mr. Evans expressed concern that he had not had the opportunity to review the current and proposed contracts. The Board asked that the topic be added to the next meeting agenda.

**ELEVENTH ORDER OF BUSINESS**

**Discussion of Field Manager Replacement**

Mr. Cox presented to the Board an original job description for the field manager position and indicated that he is intending to bring in a replacement for Mr. Phillips approximately one month prior to Mr. Phillips' retirement planned for the end of September.

**TWELFTH ORDER OF BUSINESS**

**Discussion of Amenity Center Staffing**

The Board briefly discussed future staffing for the recreation facilities but took no formal action on the topic.

**THIRTEENTH ORDER OF BUSINESS**

**Discussion of Use of Off-Duty Deputy  
Services**

The Board briefly discussed use of the current off-duty deputy program and expressed some general dissatisfaction. The Board asked staff to contact the program manager at the Sheriff's Office and see if they can attend a Board meeting to discuss the Board's concerns.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Call Box Replacement  
Proposals**

The Board members reviewed the cost proposals submitted for call box replacement and asked staff to make attempts to obtain additional proposals for further comparison.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Arbitrage Rebate  
Calculation Proposal**

Mr. Cox presented the proposal from LLS Tax Solutions for required arbitrage rebate calculation services to the Board for consideration.

On a Motion by Mr. Plaia, seconded by Mr. Kyte, with all in favor, the Board accepted the proposal for arbitrage rebate calculation services from LLS Tax Solutions for the GreyHawk Landing Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Pond Symposium  
Expense**

Mr. Cox explained that Mr. Plaia's expenses for attending the pond symposium as approved by the Board exceeded the amount credited the District by Aquagenix by \$38.54 and asked the Board to consider reimbursement of that amount to Mr. Plaia.

On a Motion by Mr. Evans, seconded by Mr. Kyte, with all in favor, the Board approved the reimbursement of \$38.54 to Board member Michael Plaia for attendance of the aquatics symposium for the GreyHawk Landing Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Discussion of Curb Cleaning Responsibility**

Mr. Cohen explained that the HOA had asked staff to research who is responsible for cleaning the curbs that run along the front of residents' properties. The item was briefly discussed, then postponed for further discussion at the next Board meeting.

**EIGHTEENTH ORDER OF BUSINESS**

**Consideration of Palm Tree Proposal**

Mr. Cox presented a proposal from ValleyCrest for installation of a palm tree in the pool area for \$2,500.00. Mr. Plaia indicated he had presented a proposal from an alternate vendor for much less money.

On a Motion by Mr. Evans, seconded by Mr. Kyte, with all in favor, the Board authorized the Chairman to approve an alternate proposal for installation of a palm tree in the pool area for an amount not to exceed \$1,000.00 for the GreyHawk Landing Community Development District.

**NINETEENTH ORDER OF BUSINESS**

**Staff Reports**

**District Counsel – Andy Cohen**

Mr. Cohen reported that the Raven Crest developer has proceeded with the tie-in to GreyHawk as planned and that he was informed the promised landscaping would be accomplished during the March-April time frame when the weather is better.

**District Engineer – Rick Schappacher**

Not present; no information to report.

**Field Manager – Jon Phillips**

Mr. Cox and Mr. Phillips explained that Com-Pac submitted a revised proposal for work on the “Play ‘n’ Spray” pool feature in the amount of \$24,744.00, as well as a proposal in the amount of \$7,350.50 for replacing two pumps and pump stands. Board discussion was held and both proposals were approved.

On a Motion by Mr. Kyte, seconded by Mr. Evans, with all in favor, the Board accepted the revised proposal from Com-Pac for renovation of the “Play ‘n’ Spray” pool feature in the amount of \$24,744.00 for the GreyHawk Landing Community Development District.

On a Motion by Mr. Evans, seconded by Mr. Plaia, with all in favor, the Board accepted the proposal from Com-Pac for replacement of two pumps and pump stands in the total amount of \$7,350.50 for the GreyHawk Landing Community Development District.

Mr. Cox advised that a camera node had been damaged by a power surge and the replacement cost for the node is \$3,688.16 as proposed by State Alarm. Mr. Cox explained that he had submitted an insurance claim and the District already received an insurance payment of \$1,188.16 for the claim when the \$2,500.00 deductible was applied.

On a Motion by Mr. Kyte, seconded by Mr. Plaia, with all in favor, the Board approved the proposal from State Alarm for replacement of the damaged camera node in the amount of \$3,688.16 for the GreyHawk Landing Community Development District.

Mr. Phillips then advised the Board he has received several proposals for installation of a vinyl fence around the new dumpster pad at the clubhouse, with the least expensive proposed amount being \$1,500.00. Board discussion ensued.

On a Motion by Mr. Kyte, seconded by Mr. Evans, with all in favor, the Board accepted the proposal from R&J Fencing for installation of a vinyl fence around the new dumpster pad at the clubhouse in the amount of \$1,500.00 for the GreyHawk Landing Community Development District.

Mr. Cox introduced a proposal from State Alarm for monthly maintenance and inspection of all cameras and related equipment within the District that the company had previously installed for a cost of \$910.00 per month. Discussion ensued. The Board postponed the topic for further discussion at the March meeting and asked staff to contact Paul Warren of State Alarm to see if he can attend.

**District Manager – Greg Cox**

Mr. Cox announced that the next regular meeting is scheduled to be held at 6:00

p.m. on March 27, 2014, and that the budget meetings would be held in May and July.

**TWENTIETH ORDER OF BUSINESS**

**Monthly Summary of Unaudited Financial Statements**

Mr. Cox presented and reviewed for the Board a summary of the unaudited financial statements as of January 31, 2014.

**TWENTY-FIRST ORDER OF BUSINESS**

**Supervisor Requests**

Prior to her departure earlier in the meeting Ms. McDonald asked staff to send a letter to the resident who had requested that the District install trees behind their house. She also requested that the District e-mail blast system be used to announce the community yard sale scheduled to be held April 2<sup>nd</sup>; that any "money-making" event using the facilities be required to pay a facility rental fee; and asked if there was any objection to holding a fitness class in the clubhouse.

Mr. Plaia asked the rest of the Board to reconsider the request for non-resident vendors to be allowed to participate in future Events Committee fairs and bazaars.

On a Motion by Mr. Plaia, seconded by Mr. Evans, with all in favor, the Board authorized non-residents vendors to participate in fairs and bazaars organized by the Events Committee for the GreyHawk Landing Community Development District.

Mr. Plaia provided a brief summary of the aquatics symposium he attended on behalf of the District. He also expressed concern about seeing FedEx and UPS trucks speeding through the community.

Mr. Kyte asked staff to look into setting a control timer on the "Play 'n' Spray" so it is not running continuously and recommended that the developer install more substantial barriers at the west gate. He also noted that the fishing pier has multiple fire ant mounds nearby which need to be treated, and asked staff to inquire of Ms. Mekhail what her intentions are with regard to staying on the Board.

**TWENTY-SECOND ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Kyte, seconded by Mr. Evans, with all in favor, the Board adjourned the meeting at 9:25 p.m. for the GreyHawk Landing Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/ Vice Chairman

# **Exhibit A**



**Greyhawk Landing CDD**

<b>Greyhawk West (GHW) Plan</b>							<b>2/27/2014</b>
<b>Task ID</b>	<b>Task Name</b>	<b>Start Date</b>	<b>Finish Date</b>	<b>Responsibility</b>	<b>Comments</b>	<b>Status</b>	
10.0	Integration of Greyhawk West into the Greyhawk Landing (GHL) CDD	10/1/2012	6/30/2013	CDD		Complete	
11.0	Expansion of CDD to include GHW - Annexation of Areas into GHL CDD	1/1/2013	6/30/2013	County Commissioners	Transfer of real estate complete	Complete	
12.0	Acquisition Agreement	10/1/2012	4/30/2013	Attorneys	Andy Cohen/Kelly Fernandez represent GHL CDD	Complete	
13.0	Examine Initial Plat proposal - Phase 1	10/1/2012	12/31/2012	Attorneys	Andy Cohen/Kelly Fernandez represent GHL CDD	Complete	
13.1	Offer recommendations for Plat update	10/1/2012	1/31/2013	Attorneys	Andy Cohen/Kelly Fernandez represent GHL CDD	Complete	
13.3	Finalize Plat	2/1/2013	3/31/2013	Attorneys	Andy Cohen/Kelly Fernandez represent GHL CDD	Complete	
13.5	Submit Plat for Approval	4/1/2013	4/30/2013	Attorneys		Complete	
13.8	Receive Plat Approval	4/1/2013	5/31/2013	County Commissioners		Complete	
16.0	Define financials for items to be included in the Bond Offering	10/1/2012	3/31/2013	CDD/Sam Rogers Communities		Complete	
16.2	Special Meeting of the CDD related to Bond Offering	4/9/2013	4/9/2013	CDD		Complete	
16.5	Prepare GHW Bond Offering	3/1/2013	5/31/2013	CDD	Andy Cohen represents GHL CDD	Complete	
16.9	Complete GHW Bond Offering	4/1/2013	6/30/2013	CDD	Andy Cohen represents GHL CDD	Complete	
17.0	Establish GHW Debt CDD Fee Assessment	4/1/2013	6/30/2013	CDD	Part of Bond Offering Details	Complete	
18.0	Establish SRC funding methodology for O&M expense until houses are sold and taxes are collectable from homeowners	3/1/2013	5/31/2013	District Management & Sam Rogers	Maintenance Agreement Defined	Complete	
19.0	Establish Maintenance Agreement between SRH and CDD for GHW Expenses	5/1/2013	7/31/2013	District Management & Sam Rogers	Signed 8/6/2013	Complete	
20.0	Development of GreyHawk West Infrastructure - Phase 1	10/1/2012	12/31/2013	Sam Rodgers Communities	Phase 1 only	Complete	
21.0	Roads	10/1/2012	2/28/2013	Sam Rodgers Communities	Phase 1 only	Complete	
22.0	Street Lighting	10/1/2013	12/31/2013	Sam Rodgers Communities	Phase 1 only	Complete	
23.0	Sewer	10/1/2012	2/28/2013	Sam Rodgers Communities	Phase 1 only	Complete	
24.0	Water	10/1/2012	2/28/2013	Sam Rodgers Communities	Phase 1 only	Complete	
25.0	Irrigation System	10/1/2012	10/31/2013	Sam Rodgers Communities	Phase 1 only	Complete	
26.0	Access to Electric & Gas Utilities	10/1/2012	2/28/2013	Sam Rodgers Communities	Phase 1 only	Complete	
27.0	Entry Gates (2) on 117th Street East	TBD		Sam Rodgers Communities	Part of Phase 2 Part of Phase 5	Closed	
28.0	Transfer of Responsibility to Maintain GHW Infrastructure to CDD	4/1/2013	8/31/2013	CDD	Phase 1 only	Complete	
30.0	Development of Greyhawk West Amenities	10/1/2012	1/31/2014	Sam Rodgers Communities	CDD needs to establish hours and level of supervision for the new facilities	Complete	
31.0	Club House Pool	10/1/2012	12/31/2013	Coast to Coast Pools Sam Rodgers Communities CDD	1) 2 lifts to be installed per ADA requirements (Done) 2) GHW furniture plan to be followed 3) Pool lighting to be addressed 4) Completion of fences 5) Installation of safety signs 6) Establish pool hours	Complete	
32.0	Club House	10/1/2012	12/31/2013	Sam Rodgers Communities	1) Oak trees will be replaced by holly trees 2) GHW furniture plan to be followed 3) temporary gate installed 4) pre-wiring complete 5) Additional Parking 6) Parking Lighting	Complete	
32.5	Field Manager Furniture in Club House	11/29/2012	7/31/2013	Sam Rodgers Communities	Funded by SRC	Complete	
33.0	Club House Access Controls	10/1/2012	1/31/2014	Jon Phillips	To be integrated with GHL project	Complete	
34.0	Club House Cameras	10/1/2012	10/31/2013	Jon Phillips	To be integrated with GHL project	Complete	
35.0	Play Area	10/1/2012	5/31/2013	Sam Rodgers Communities	ADA compliant	Complete	
40.0	Enhancement to Greyhawk Landing Amenities	10/1/2012	5/31/2014	CDD		In Progress	
41.0	Recreation & Fitness Center Pool	2/1/2014	5/15/2014	Jon Phillips	Re-surfacing and repair pending opening of GHW pool	In Progress	
42.0	Recreation & Fitness Center	10/1/2012	1/31/2014	Jon Phillips	Additional Fitness Equipment ordered and floor prep done	Complete	

Greyhawk Landing CDD

Greyhawk West (GHW) Plan							2/27/2014
Task ID	Task Name	Start Date	Finish Date	Responsibility	Comments	Status	
43.0	Recreation & Fitness Center Play Areas	10/1/2012	3/31/2013	Jon Phillips		Complete	
44.0	Recreation & Fitness Center Cameras	10/1/2012	9/30/2013	Jon Phillips		Complete	
45.0	Recreation & Fitness Center Access Controls	10/1/2012	3/15/2014	Jon Phillips	Conversion to key card begun	In Progress	
50.0	Changes to Greyhawk Landing Infrastructure to Accommodate Greyhawk West	10/1/2012	9/30/2013	Sam Rodgers Communities		Complete	
51.0	Water Right of Way for GHW	10/1/2012	1/31/2013	Sam Rodgers Communities	Removed jumper on Peregrine	Complete	
52.0	Greyhawk Boulevard Improvements at Mulberry Avenue	10/1/2012	5/31/2013	Sam Rodgers Communities	1) Stop signs are in 2) speed tables may be installed in the future 3) Black out of double yellow line at intersection	Complete	
52.5	Repair of Former Street Cutout	1/1/2013	1/31/2013	Sam Rodgers Communities		Complete	
53.0	Irrigation Restoration	1/1/2013	3/31/2013	Sam Rodgers Communities		Complete	
54.0	Landscaping Restoration	1/1/2013	6/30/2013	Sam Rodgers Communities	1) Removal of "half" tree and other tree at entrance to Mulberry 2) re-sod on GH Boulevard is complete	Complete	
56.0	Connecting Bridge and Path between Recreation Center and GHW	10/1/2012	4/30/2013	Sam Rodgers Communities	Bridge and path are in; some sodding needed	Complete	
57.0	SRC contribution of \$15,000 to Recreation Center Enhancements	1/1/2013	9/30/2013	Sam Rodgers Communities	Will be completed as CDD assumes responsibility for Phase 1 infrastructure. Invoice submitted	Complete	
60.0	Development of Greyhawk West Infrastructure - Phase 2	6/1/2013	7/31/2014	Sam Rodgers Communities	Surveying Complete	In Progress	
61.0	Examine initial Plat proposal - Phase 2	9/1/2013	1/1/2014	Attorneys	Andy Cohen represent GHL CDD	Complete	
61.3	Offer recommendations for Plat update	12/1/2013	1/15/2014	Attorneys	Andy Cohen represent GHL CDD	Complete	
61.7	Finalize Plat	1/1/2014	1/31/2014	Attorneys	Andy Cohen represent GHL CDD	Complete	
62.0	Roads	10/1/2013	2/28/2014	Sam Rodgers Communities	Phase 2 only	Complete	
63.0	Street Lighting	10/1/2013	4/30/2014	Sam Rodgers Communities	Phase 2 only	In Progress	
64.0	Sewer	10/1/2013	2/28/2014	Sam Rodgers Communities	Phase 2 only	Complete	
65.0	Water	10/1/2013	2/28/2014	Sam Rodgers Communities	Phase 2 only	Complete	
66.0	Irrigation System	10/1/2013	2/28/2014	Sam Rodgers Communities	Phase 2 only	Complete	
67.0	Access to Electric & Gas Utilities	10/1/2013	2/28/2014	Sam Rodgers Communities	Phase 2 only	Complete	
68.0	Entry Gate on 117th Street East	2/1/2014	4/30/2014	Sam Rodgers Communities	Phase 2 only	In Progress	
69.0	Transfer of Responsibility to Maintain Additional GHW Infrastructure to CDD	4/1/2014	5/31/2014	CDD	Phase 2 Only	Pending	
70.0	Development of Greyhawk West Infrastructure - Phase 3A	2/1/2014	TBD	Sam Rodgers Communities	Surveying Begun	In Progress	
71.0	Examine initial Plat proposal - Phase 3A	2/1/2014	4/30/2014	Attorneys	Andy Cohen represent GHL CDD	Complete	
71.3	Offer recommendations for Plat update	TBD		Attorneys	Andy Cohen represent GHL CDD	Complete	
71.7	Finalize Plat	TBD		Attorneys	Andy Cohen represent GHL CDD	Complete	
72.0	Roads	TBD		Sam Rodgers Communities	Phase 3 only	Pending	
73.0	Street Lighting	TBD		Sam Rodgers Communities	Phase 3 only	Pending	
74.0	Sewer	TBD		Sam Rodgers Communities	Phase 3 only	Pending	
75.0	Water	TBD		Sam Rodgers Communities	Phase 3 only	Pending	
76.0	Irrigation System	TBD		Sam Rodgers Communities	Phase 3 only	Pending	
77.0	Access to Electric & Gas Utilities	TBD		Sam Rodgers Communities	Phase 3 only	Pending	
78.0	Entry Gate on 117th Street East	TBD		Sam Rodgers Communities	Phase 3 only	Pending	
79.0	Transfer of Responsibility to Maintain Additional GHW Infrastructure to CDD	TBD		CDD	Phase 3 only	Pending	