

**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, June 27, 2013 at 6:00 p.m.** at 700 Greyhawk Boulevard, Bradenton, Florida 34212.

Present and constituting a quorum were:

Ollie Kyte	<b>Board Supervisor, Chairman</b>
Julie Mekhail	<b>Board Supervisor, Vice Chairman</b>
Michael Plaia	<b>Board Supervisor, Asst. Secretary</b>
Jeffrey 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>
Brady Williams	<b>Assistant Field Manager</b>

Audience, including:

Nick Wolf	<b>Account Manager; ValleyCrest</b>
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**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**

Ms. Shelley Krotzer voiced her request for Board approval to have about 40 youths attend her pool party and utilize the basketball court and baseball field.

Ms. Lorna Smith asked why residents have to sign a waiver form when reserving CDD amenity facilities for use.

Ms. Barbara King asked why a boat was parked in the turnaround at the entrance and stated bird-crossing signs are needed long the roadways.

Ms. Carrie McQueen spoke of the need for sexual offender awareness within the community. She also asked about playground closing time and if there are age restrictions.

**THIRD ORDER OF BUSINESS**

**Status Report – Security Company Update**

Jerry Cushing of ALERT Protective Services was present to address the Board and provided an update to everyone at the meeting. He explained that they have been experiencing some computer server issues which has delayed incident reports to some degree.

**FOURTH ORDER OF BUSINESS**

**Landscape/Irrigation Service Update**

Mr. Wolf of ValleyCrest provided a brief update of recent events and maintenance in the community and discussed some issues they are working on at the ball field and its clay surface.

**FIFTH ORDER OF BUSINESS**

**Consideration of Emergency Clearing Authorization**

Mr. Wolf explained the storm cleanup letter that was presented to the Board.

**SIXTH ORDER OF BUSINESS**

**Aquatic Service Update**

Mr. Phillips provided a brief update regarding pond status. A report from Aquagenix had not been provided for the meeting.

**SEVENTH ORDER OF BUSINESS**

**Traffic Calming Update**

Mr. Phillips provided an update for the Board regarding installation of the “STOP” signs and related street striping. The Board requested that staff contact Sam Rodgers Properties to ask that installation of the traffic tables planned for the intersection entering GreyHawk Landing West off of Greyhawk Boulevard be delayed until such time as traffic levels increase.

**EIGHTH ORDER OF BUSINESS**

**Camera Installation Update**

Mr. Phillips informed the Board that State Alarm will be installing cameras at both the recreation center and the clubhouse in the next few weeks.

**NINTH ORDER OF BUSINESS**

**Access System Update**

Mr. Phillips provided an update of the progress of the access system installation at both the recreation center and the clubhouse. The Board asked staff to push State Alarm to make the equipment available for use as soon as possible.

**TENTH ORDER OF BUSINESS**

**Pool Repair Update**

Mr. Phillips provided an update to the Board on repairs to the “Play ‘n’ Spray” pool equipment, advising it is now operational. He explained the numerous pump issues experienced during the week and what repairs were under way. There was some Board discussion regarding changing the colors of the “Play ‘n’ Spray” when it is repainted.

**ELEVENTH ORDER OF BUSINESS**

**Fitness Center Update**

Mr. Phillips provided an update to the Board on the fitness center, indicating that he told the vendor to begin bringing in the new flooring and to order the fitness equipment. Mr. Phillips also advised that electrical wiring has to be installed to accommodate some of the equipment.

**TWELFTH ORDER OF BUSINESS**

**Newsletter Update**

Ms. Mekhail informed the other Board members that a new magazine was coming out which would be available for newsletter information if the magazine “gets off the ground”. The Board asked staff to determine the limits of what HOA/community information legally could be posted on the District-owned and operated website.

**THIRTEENTH ORDER OF BUSINESS**

**Reserve Study Update**

Mr. Cox presented a proposal from Florida Reserve Study & Appraisal to perform a reserve study of the District for \$3,400.00. The Board asked staff to ensure that District-owned roads and playgrounds were included.

On a Motion by Ms. McDonald, seconded by Mr. Kyte, with all in favor, the Board approved the proposal from Florida Reserve Study & Appraisal to perform a reserve study of the District in the amount of \$3,400.00 for the GreyHawk Landing Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting Held May 23, 2013**

Mr. Cox presented the minutes of the Board of Supervisors' Meeting held on May 23, 2013 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 May 23, 2013 as presented for the GreyHawk Landing Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for May 2013**

Mr. Cox presented the Operation & Maintenance Expenditures for May 2013 totaling

\$70,689.71 to the Board for consideration. Brief discussion ensued.

On a Motion by Mr. Plaia, seconded by Ms. McDonald, with all in favor, the Board ratified the Operation & Maintenance Expenditures for May 2013 totaling \$70,689.71 for the GreyHawk Landing Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Expanded Landscape Contract**

Mr. Cox presented a proposal from ValleyCrest Landscape expanding its services to include landscape and irrigation maintenance for GreyHawk Landing West Phase I in the amount of \$3,457.75 per month for an annual total of \$41,493.00 to the Board for consideration. It was discussed that under a separate agreement the developer of GreyHawk Landing West would fund the expanded services for the remainder of fiscal year 2012/2013 and for all of fiscal year 2013/2014.

On a Motion by Mr. Kyte, seconded by Mr. Evans, with all in favor, the Board approved the proposal from ValleyCrest for the GreyHawk Landing Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of Expanded Lake & Waterway Management and Mitigation & Wetland Monitoring Contracts**

Mr. Cox presented proposals from Aquagenix expanding its services to include lake and waterway management for GreyHawk Landing West Phase I in the amount of \$495.00 per month or \$5,940.00 annually and mitigation and wetland monitoring in the amount of \$700.00 per quarter or \$2,800.00 annually to the Board for consideration. It was discussed that under a separate agreement the developer of GreyHawk Landing West would fund the expanded services for the remainder of fiscal year 2012/2013 and for all of fiscal year 2013/2014.

On a Motion by Mr. Kyte, seconded by Mr. Plaia, with all in favor, the Board approved the proposal from ValleyCrest for the GreyHawk Landing Community Development District.

**EIGHTEENTH ORDER OF BUSINESS**

**Discussion of Pool Operations**

The Board discussed their interest in setting the hours of operation for the new clubhouse pool to begin early in the morning and extend into nighttime. The desired hours of operation are to be from 5:00 a.m. until 10:00 p.m. once the clubhouse is up and operating.

**NINETEENTH ORDER OF BUSINESS**

**Discussion of "Open House" Realtor Signs**

Mr. Evans introduced the topic of allowing "Open House" realtor signs to be placed on

District-owned property. The Board discussed options and wanted to take some time to evaluate how nearby Waterlefe CDD handles the issue. On an interim basis the Board agreed to allow posting of signs on District property outside of the front gate on Sundays only.

**TWENTIETH ORDER OF BUSINESS**                      **Consideration of Employee Handbook**

Mr. Cox presented a draft employee handbook to the Board for consideration. The Board reviewed some areas in the handbook and wanted to take more time for review and comment. Ms. McDonald asked staff to review the files for a previous version.

**TWENTY-FIRST ORDER OF BUSINESS**                      **Review of Action Item List**

Mr. Cox presented the update and review of action items new, ongoing and completed. The Board asked to add the force main connection topic to the list and also asked staff to send a letter to the owners of 390 Snapdragon advising them to remedy the erosion taking place behind their residence.

**TWENTY-SECOND ORDER OF BUSINESS**                      **Review of Monthly Unaudited District Financial Summary**

Mr. Cox presented the most recent monthly unaudited District financial summary as of May 31, 2013 to the Board and reviewed it for them.

**TWENTY-THIRD ORDER OF BUSINESS**                      **Staff Reports**

**District Counsel – Andy Cohen**

Mr. Cohen discussed Senate Bill 50 that was recently passed by Florida legislature and the impact the bill will have on CDD meetings as related to audience comments and Board actions. Mr. Cohen also discussed the IRS ruling related to The Villages CDD regarding the tax-exempt status of that district's bonds and how the ruling might impact other districts.

**District Engineer – Rick Schappacher**

Not present; no information to present.

**Field Manager – Jon Phillips**

Mr. Phillips informed the Board that he is still obtaining quotes for the dying reclinata palm in front of the recreation center.

**District Manager – Greg Cox**

Mr. Cox confirmed the next regular meeting is scheduled to be held July 25, 2013

at 6:00 p.m.

**TWENTY-FOURTH ORDER OF BUSINESS      Supervisor Requests**

Ms. Mekhail advised that mowing along Petrel had stopped, then resumed with clumps of grass left behind.

Mr. Kyte said the pool monitor sits under an umbrella which blows away on windy days and recommended that Marvin build a shaded structure for the monitor to sit in.

Mr. Plaia stated he will conduct a ride-around with Aquagenix on Tuesday.

**TWENTY-FIFTH ORDER OF BUSINESS      Adjournment**

On a Motion by Mr. Kyte, seconded by Mr. Evans, with all in favor, the Board adjourned the meeting at 8:02 p.m. for the GreyHawk Landing Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/ Vice Chairman