

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, August 22, 2013 at 6:00 p.m.** at 700 Greyhawk Boulevard, Bradenton, Florida 34212.

Present and constituting a quorum were:

Ollie Kyte	Board Supervisor, Chairman
Julie Mekhail	Board Supervisor, Vice Chairman
Michael Plaia	Board Supervisor, Asst. Secretary
Jeffrey Evans	Board Supervisor, Asst. Secretary
Sandy McDonald	Board Supervisor, Asst. Secretary

Also present were:

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

Audience, including:

Nick Wolf	Account Manager; ValleyCrest
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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

Linda Brooks requested that the Board consider whether the pool guards are needed for the half-days since school is back in session.

Peter Lofquist asked several questions regarding District financials.

George (no last name given) asked how much of an issue lightning is in the area.

THIRD ORDER OF BUSINESS

Status Report – Security Company Update

Jerry Cushing of ALERT Protective Services was unable to attend the meeting.

FOURTH ORDER OF BUSINESS

Landscape/Irrigation Service Update

Mr. Wolf of ValleyCrest presented a revised plan of hurricane disaster recovery support for the District to the Board for consideration.

On a Motion by Mr. Kyte, seconded by Ms. Mekhail, with all in favor, the Board approved the proposal from ValleyCrest for a prioritized disaster/storm cleanup plan for the GreyHawk Landing Community Development District.

FIFTH ORDER OF BUSINESS

**Off-Agenda Item – Requests From the
Event Planning Committee**

Mr. Cox presented a letter from the Event Planning Committee which listed a number of events they wish to conduct that involve the use of the recreation center and the new clubhouse. The Board reviewed the list, discussed each of the events and approved them all with the exception of two. One event not immediately approved was a Christmas bazaar involving the use of outside vendors to sell holiday items in the clubhouse; the Board had reservations about advertising to bring non-residents into the community, and tabled a decision on the event until the next meeting. The other event not immediately approved was a New Year's Eve event planned to last until 1:00 a.m.; the Board also tabled a decision on the event until the next meeting so that more information could be obtained regarding the number of attendees and security to be provided.

SIXTH ORDER OF BUSINESS

Aquatic Service Update

Mr. Plaia informed the Board that ponds #17, #47 and #48 were in bad shape at the present time and that some littoral shelves had been recently cleaned up. He commented that the aquatic services company is doing a "great job".

SEVENTH ORDER OF BUSINESS

Traffic Calming Update

Mr. Phillips provided an update, advising that installation of the speed tables intended for the new intersection was delayed as requested. He also advised that the traffic circle markings were to be completed the next week and others had already been completed.

EIGHTH ORDER OF BUSINESS

GreyHawk Landing West Update

Mr. Cox informed the Board that the maintenance (O&M funding) agreement between the District and GreyHawk Landing West, LLC had been executed. He also advised that invoices are being prepared for submission to the developer to seek reimbursement for funds previously spent and indicated that the \$15,000 commitment for the fitness center equipment would be included.

Mr. Phillips added that the fire alarm and burglar alarm systems had been installed along with the 911 phone. He indicated that the Field Manager's office is open, the maintenance garage is almost ready for use, and delivery of the John Deere "Gator" is expected at any time.

Mr. Cox also explained that installation of parking lot lights was held up due to a legal issue with the affairs of the recently deceased owner of the lighting company. Mr. Phillips advised that the pool furniture had been ordered.

NINTH ORDER OF BUSINESS

Camera Installation Update

Mr. Phillips informed the Board that all the cameras have been installed at the clubhouse except two which were on back order and indicated that State Alarm was working hard to get the recreation center installs completed by the next week.

TENTH ORDER OF BUSINESS

Access System Update

Mr. Phillips informed the Board that the access wiring had been fully installed and that completion of the hardware installation was under way with plans to have that completed by the next week. He expressed that even when installation was complete, a large percentage of the smart cards would have to be issued before the system could be activated in order to let people in and noted that the card printing system was on hand and that staff was training and practicing with the production of the cards.

ELEVENTH ORDER OF BUSINESS

Fitness Center Update

Mr. Phillips indicated he was receiving positive comments with the recent work done to improve the looks of the recreation center. He noted that the fitness equipment has been ordered and that the electrical work to accommodate the new equipment was in progress.

TWELFTH ORDER OF BUSINESS

Monthly Unaudited Financial Statements Update

Mr. Cox provided a summary of the unaudited financial statements as of July 31, 2013.

THIRTEENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held July 25, 2013

Mr. Cox presented the minutes of the Board of Supervisors' Meeting held on July 25, 2013 to the Board for consideration. A misspelling was noted and correction made.

<p>On a Motion by Mr. Kyte, seconded by Ms. McDonald, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on July 25, 2013 as amended for the GreyHawk Landing Community Development District.</p>
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FOURTEENTH ORDER OF BUSINESS

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

Mr. Cox presented the Operation & Maintenance Expenditures for July 2013 totaling \$50,803.02 to the Board for consideration.

On a Motion by Ms. Mekhail, seconded by Mr. Evans, with all in favor, the Board ratified the Operation & Maintenance Expenditures for July 2013 totaling \$50,803.02 for the GreyHawk Landing Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Clubhouse Server
Proposal**

Mr. Cox presented a proposal from State Alarm for a server to be installed in the clubhouse to be used in conjunction with the newly installed camera system. The Board discussed options of using a system that would utilize "cloud" technology to store data but opted to forego the use of that technology.

On a Motion by Mr. Kyte, seconded by Ms. McDonald, with all in favor, the Board approved the proposal from State Alarm for purchase and installation of a server in the amount of \$4,630.00 for the GreyHawk Landing Community Development District.

SIXTEENTH ORDER OF BUSINESS

Consideration of Signs Request

Mr. Cox presented a suggestion by a resident for a "Children Playing" sign to be placed in locations throughout the community. Discussion was held but the Board took no formal action.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Employee Handbook and
Resolution 2013-13, Adoption of Employee
Handbook**

Mr. Cox presented the draft employee handbook to the Board for consideration along with Resolution 2013-13, Adoption of Employee Handbook. The Board approved the handbook with the understanding that a revised employee evaluation form would be added as an exhibit.

On a Motion by Mr. Kyte, seconded by Ms. Mekhail, with all in favor, the Board approved Resolution 2013-13, Adoption of Employee Handbook, for the GreyHawk Landing Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Presentation of Reserve Study

Steve Swartz and Paul Galizzi of Florida Reserve Study & Appraisal gave a presentation to the Board of the reserve study they had prepared for the District. The Board discussed the

results of the study as well as reserved funding considerations they could make at future dates.

NINETEENTH ORDER OF BUSINESS Review of Action Item List

Mr. Cox reviewed the action item list with the Board. Mr. Evans asked that replacement of the reclinata be added to the list. No formal Board action was taken.

TWENTIETH ORDER OF BUSINESS Staff Reports

District Counsel – Andy Cohen

Mr. Cohen had no additional information to report.

District Engineer – Rick Schappacher

Not present; no information to present.

Field Manager – Jon Phillips

Mr. Phillips had no additional information to report.

District Manager – Greg Cox

Mr. Cox announced that the next regular meeting is scheduled to be held at 6:00 p.m. on September 26, 2013.

TWENTY-FIRST ORDER OF BUSINESS Supervisor Requests

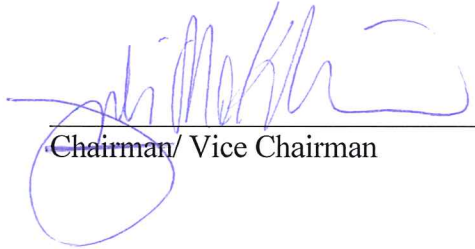
Mr. Kyte asked if the developer is planning to acquire a cover for the ADA pool chair lift at the clubhouse. He also advised that the would not be present in person at the September meeting but was planning to call in.

TWENTY-SECOND ORDER OF BUSINESS Adjournment

<p>On a Motion by Mr. Evans, seconded by Mr. Plaia, with all in favor, the Board adjourned the meeting at 8:10 p.m. for the GreyHawk Landing Community Development District.</p>
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Secretary/Assistant Secretary



Chairman/ Vice Chairman