

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, January 27, 2011 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
Sandy McDonald	Board Supervisor, Assistant Secretary
Michael Plaia	Board Supervisor, Assistant Secretary
Savvas Kesgiropoulos	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company, Inc.
Andrew Cohen	District Counsel, Persson & Cohen
Jon Phillips	Field Manager
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. George Fischer questioned whether criminal and financial background checks were conducted for all Board members. He also questioned why the District spent money on volley ball equipment when no one uses it.

Mr. Ken Weaver noted that throughout the community there were many volunteers who coordinated activities and questioned the need for a recreation coordinator position.

Peter Lofquist suggested that the key pad at the resident's entrance at the front gate be covered when the guards are present to force visitors to use the visitor entrance.

Art Zielenski discussed the three dead oak trees behind the front entrance guard house.

THIRD ORDER OF BUSINESS

ALERT Protective Services (Jerry Cushing)

Mr. Jerry Cushing with Alert Protective Services provided an update of security issues and fielded questions from those present.

FOURTH ORDER OF BUSINESS

Security Camera Installation Status

Mr. Cox provided an update of the security camera installation status. He read two emails from Mr. Paul Warren that explained that a software "patch" was now available to be installed on the system and that this was supposed to fix the signal "drop-out" problem. Mr. Cox also explained that if the "patch" was successful, the next step is for the Board to decide whether or not to acquire the infrared lighting for three of the gates needed to capture night pictures.

The Board members discussed the various options of whether to cancel the project or to continue and what the possible ramifications would be of each. The general consensus of the Board was to see if the "patch" works and then test it until the February meeting. If successful, the Board could then decide to acquire the IR lighting and whether or not to pay the balances owed to State Alarm.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting Held on December 16, 2010

Mr. Cox introduced the minutes of the Board of Supervisors' meeting held on December 16, 2010 to the Board for consideration.

At this point, Mr. Plaia requested to move off the agenda and asked Ms. McDonald what she thought about Mr. Plaia's comments in Item 12 of the minutes. Ms. McDonald provided comments regarding a newspaper article published October 27, 2010 and corrected information which the article had attributed to Mr. Plaia and Mr. Kesgiropoulos. Mr. Kesgiropoulos indicated that he had never spoken with the author of the article and Mr. Plaia asked for Ms. McDonald's resignation.

The minutes were amended by changing the language in the fourteenth order of business and by re-numbering the Orders of Business.

On a Motion by Mr. Kyte, seconded by Ms. Mekhail, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on December 16, 2010, as amended, for Greyhawk Landing Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for January 2011 in the Amount of \$64,226.03

Mr. Cox introduced the Operation and Maintenance expenditures for January 2011 in the amount of \$64,226.03 for the Board to consider. The Board discussed the costs of the repairs for the Nostalgic lighting and Mr. Cox passed out a spreadsheet that tabulated the maintenance cost averages for the last three years.

Ms. McDonald questioned the Valleycrest annuals invoice in the amount of \$1,140 and whether or not the annuals installation was per the contract or something else. She also asked Mr. Cox to research the ADP invoices and why there were two per month versus once a month.

With a motion from Mr. Kesgiropoulos and a second from Mr. Plaia, the Board unanimously approved the Operation and Maintenance expenditures for January 2011 totaling \$64,266.03 for the Greyhawk Landing Community Development District.

On a Motion by Mr. Kesgiropoulos, seconded by Mr. Plaia, with all in favor, the Board approved the Operation and Maintenance expenditures for January 2011 in the amount of \$64,266.03 for Greyhawk Landing Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Recreation Coordinator

Mr. Kesgiropoulos presented the concept of having a YMCA recreation coordinator set up classes of various types (i.e. fitness, swimming) at the District facilities. He explained that there would be no cost to those residents who are YMCA members and those residents who are not YMCA members would pay a discounted rate. He indicated classes would be held Monday through Friday for about 2 hours a day.

On a Motion by Mr. Kesgiropoulos, seconded by Mr. Kyte, with all in favor, the Board authorized Mr. Kesgiropoulos to coordinate with the YMCA to begin activities at the Greyhawk Landing facilities, at no cost to the District and providing for appropriate insurance documentation for Greyhawk Landing Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Amenity Center Policy Changes

Mr. Kesgiropoulos informed the Board that he wanted to amend the Amenity Center policies so that personal consumption of alcoholic beverages by residents who use the facilities, including the pool, activity center and other recreational facilities, would be permitted. Mr. Cohen explained that changing policies of this nature would require the District to follow the rule-making procedures of Florida Statutes.

On a Motion by Mr. Kesgiropoulos, seconded by Mr. Plaia, with all in favor, the Board authorized District staff to initiate rule change procedures to amend the Amenity Center rules for the purpose of allowing personal consumption of alcohol at the Greyhawk Landing facilities for Greyhawk Landing Community Development District.

There was a Board discussion regarding the rates a non-resident must pay in order to use the facilities and how these rates could only be pro-rated for the initial first year and afterward, the non-resident must pay the full year if he or she desired membership.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2011-02,
Adoption of Amended Parking Policy**

Mr. Cox introduced Resolution 2011-02, Adoption of Amended Parking Policy and explained that the Board had already approved the amended policy and the Resolution was an administrative formality to adopt those changes.

Ms. McDonald explained that she wanted to discuss the recently adopted parking policies and how the changes affected the Alert Protective Security "post orders". Ms. McDonald explained that her review of the "post orders" showed that they had not been amended to reflect the changes.

Ms. Mekhail questioned who had responsibility for walking trails and roads and whether the POA had any authority over those areas. After a Board discussion, it was agreed that the District has responsibility for the walking trails and roads but, the POA rules can apply to those areas as well.

It was generally agreed to by the Board that the District does not have the authority to take action for a violation of the "after 4:00 a.m. over-night parking" policy. The Board agreed that information regarding noted violations for parking after 4:00 a.m. can be made available to the POA. The Board indicated that the District can make its own warning and/or violation notices for Alert Security to post on windshields of policy violators.

On a Motion by Mr. Kesgiropoulos, seconded by Ms. Mekhail, with all in favor, the Board approved Resolution 2011-02, Adoption of Amended Parking Policy for Greyhawk Landing Community Development District.

TENTH ORDER OF BUSINESS

**Discussion of the District's Current
Contract's**

Mr. Cox presented the summary chart that reflects the current contracts the District has in place for services. Ms. McDonald described how she feels that there are several contracts for which RFPs or RFQs should be developed because of the up-coming contract expiration dates. The contracts specifically addressed by Ms. McDonald were the security services, landscape and irrigation services and management services. No further action was taken by the Board.

ELEVENTH ORDER OF BUSINESS

**Presentation of Unaudited District
Financials for December 2010**
(under separate cover)

Mr. Cox presented a summary of the unaudited District financials for December 2010 to the Board. Ms. McDonald noted that the pool heating utility costs were not categorized separately from other utility costs. No additional action was taken by the Board.

TWELFTH ORDER OF BUSINESS

Staff Reports

District Counsel – Andy Cohen

No Report.

District Engineer

Not Present.

Field Manager – Jon Phillips

Mr. Phillips introduced Mr. Bianchi, a resident who wanted to fix the landscape in front of the Club House where users of the fitness center were taking short cuts.

On a Motion by Ms. McDonald, seconded by Mr. Plaia, with all in favor, the Board approved a not-to-exceed expenditure of \$75 for Mr. Bianchi to initiate his landscape repair plan for Greyhawk Landing Community Development District.

District Manager – Greg Cox

Mr. Cox announced that the next regularly scheduled CDD meeting was to be held on February 24, 2011 at 6:00 p.m.

Mr. Cox also handed out a duties description of a conceptual job position of Assistant Field Manager for the Board to consider. The Board approved for staff to continue to develop the job description and to bring a final plan before the Board for approval.

THIRTEENTH ORDER OF BUSINESS

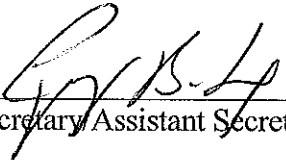
Supervisor Requests

Ms. McDonald requested an update of the status of irrigation repairs underway by Valleycrest. Mr. Phillips provided a power-point briefing depicting the various irrigation issues Valleycrest is finding while attempting repairs.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Kesgiropoulos, seconded by Mr. Plaia, with all in favor, the Board adjourned the meeting at 9:20 p.m. for the Greyhawk Landing Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman

Complaint filed against GreyHawk supervisor

Date: October 27, 2010
by: Pam Eubanks | News Editor

Newspaper article referenced in the Supervisor's Comments of the October 2010 Meeting Minutes.

GREYHAWK LANDING — A complaint has been lodged with the Florida Commission on Ethics against GreyHawk Landing CDD supervisor Sandy McDonald, who is running for re-election.

Resident Tony Francis, one of two candidates running against McDonald for a seat on GreyHawk's CDD board, said he filed the complaint with the commission Oct. 15. The complaint asserts McDonald personally authorized three landscaping projects without board discussion or pre-approval for a total of \$7,400.

As chairman of the CDD board, McDonald is authorized to spend up to \$2,500 without board approval, Supervisor Mike Plaia said. Although each of the three projects cost less than that (at about \$2,450 each), the projects in total exceeded McDonald's authority.

In his filing, Francis notes two of the "mini parks" are on the corner of McDonald's street and the corner near the developer's model homes.

"She did what I call creative bookkeeping," Francis said. "It was her way of getting around that kind of expenditure. I thought, if nothing else, that was against the spirit of good ethics and handling of our finances."

"I can't state whether or not her behavior, with respect to those things, has reached the level of legality, but certainly in terms of ethics, there's something shaky there," he said

Francis had planned to drop out of the race to avoid a conflict of interest but was told by the supervisor of elections last week that his name could no longer be removed from the ballot, he said.

At GreyHawk Landing's August CDD meeting, Supervisor Savvas Kesgiropoulos challenged McDonald's actions, saying she used the clubhouse to hold a meeting to discuss the budget (against Sunshine Laws) and she shouldn't have. Supervisor Mike Plaia agreed at the meeting, calling McDonald's actions "unethical" and asking for her resignation. records show Plaia said he also brought up the issue of the plantings at a CDD meeting, as well.

In a phone interview Oct. 20, McDonald said she had not yet been informed of the complaint and did not wish to comment without seeing the charges against her first.

"The ethics commission, as far as I'm aware, determines if the complaint is legitimate or not," McDonald said. "I don't think it would be appropriate (to publish anything about her until then)."

McDonald also said she had not mishandled money

A spokesperson from the commission said complaints are exempt from public records law and she would not confirm whether a complaint against McDonald was on file. However, Francis received a letter via certified mail dated Oct. 19 from the commission stating it had received the complaint and was sending McDonald notification of it.

GreyHawk Landing resident Scott Ziegler also is challenging McDonald for her Seat 5 post.

Contact Pam Eubanks at peubanks@yourobservers.com.

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Not true -
Chair
appeal
up to \$5,000
District Staff
is \$2,500.

Not true,
it is not
a Sunshine
violation
to meet
with Resident

Non-Board
members

Dist
Counsel
confirmed

To: pwarren@statealarm.us
Subject: Re: Greyhawk Landing Cameras

Paul, I will carry your request to the board but it would be much better received coming from the company. It is very easy for them to tell me no. They cannot by law have a private meeting. They will ask why the delay in the patch solution. Also, no progress on Ben focusing the cameras during this past month so pictures still not clear. They will ask why that?
Greg

Sent from my Verizon Wireless BlackBerry

From: Paul Warren <pwarren@statealarm.us>
Date: Thu, 27 Jan 2011 11:35:20 -0800
To: Gregory Cox <GCox@rizzetta.com>
ReplyTo: "pwarren@statealarm.us" <pwarren@statealarm.us>
Cc: 'Brenda Dull' <bdull@state-alarm.com>; 'Benjamin MacKenzie' <bmackenzie@statealarm.us>
Subject: RE: Greyhawk Landing Cameras

Greg
Ben and I just spoke with Tom Sharples, president of Qorvus Systems, Inc., the company we bought the long range radio for GH. Tom also installs Mobotix cameras in Washington State; he's been experiencing the same issues with lost data to memory. Mobotix just sent him a beta software patch, this is good news in that Mobotix has found the problem and they are working to correct. Tom will be sending this patch to us tomorrow and Ben will be installing on Tuesday.

State Alarm can no longer wait for payment; please ask the board to approve payment for the previously requested 70% of balance with or without IR's and the remaining to be paid on completion of installation. I think you would agree that State Alarm has proven that we will continue to work towards everyone's satisfaction.

Unfortunately I cannot attend the meeting this evening as I have a prior commitment but I have no problem meeting privately sometime next week, at their convenience, if the board wishes.

Thank you and the board for their continued patience.

Paul Warren
Regional Manager

State Alarm Inc.
1014 US Hwy 19 #106
Holiday, Fl. 34691

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Office: 727.939.8888
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License EF20000780

[wwwState-Alarm.com](http://www.State-Alarm.com)
pwarren@statealarm.us<<mailto:pwarren@statealarm.us>>
Never forget 9/11/01
[<http://www.state-alarm.com/saseb1.jpg>]<<http://www.state-alarm.com/>>

Jon Phillips

From: Gregory Cox [GCox@rizzetta.com]
Sent: Thursday, January 27, 2011 5:44 PM
To: cddfieldmgr@tampabay.rr.com
Subject: Fw: Greyhawk Landing Cameras

Sent from my Verizon Wireless BlackBerry

-----Original Message-----

From: Paul Warren <pwarren@statealarm.us>
Date: Thu, 27 Jan 2011 14:20:17
To: Gregory Cox <GCox@rizzetta.com>
Reply-To: "pwarren@statealarm.us" <pwarren@statealarm.us>
Subject: RE: Greyhawk Landing Cameras

Greg
We have been waiting for word from Mobotix; they in fact have told us nothing about the patch only that they were researching the matter. I learned of the patch today by speaking to Tom Sharples who I knew was having the same issues.
As far as focusing, it would be a waste of time until the decision of installing the IR's is made.
If any questions arise you can call my cell.

Paul Warren
Regional Manager

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pwarren@statealarm.us
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-----Original Message-----

From: Gregory Cox [mailto:GCox@rizzetta.com]
Sent: Thursday, January 27, 2011 4:36 PM

NOSTALGIC LAMPPOST 2009 REPAIR COST HISTORY

2009	January	February	March	April	May	June	July	August	September	October	November	December	Year's Total
1													\$0.00
2													\$0.00
3						\$104.00	\$96.00				\$1120.00		\$1,320.00
4											\$87.00		\$87.00
5			\$520.00					\$87.00			\$92.00		\$699.00
6				\$210.00				\$237.00					\$447.00
7													\$0.00
8													\$0.00
9				\$95.00									\$95.00
10													\$0.00
11													\$0.00
12													\$0.00
13													\$0.00
14													\$0.00
15													\$0.00
16													\$0.00
17											\$87.00		\$87.00
18													\$0.00
19					\$113.00								\$113.00
20													\$0.00
21													\$0.00
22													\$0.00
23													\$0.00
24											\$50.00		\$50.00
25											\$104.00		\$104.00
26													\$0.00
27								\$87.00					\$87.00
28								\$109.00					\$109.00
29				\$120.00				\$65.00		\$107.00			\$292.00
30													\$0.00
31													\$735.00
TOTAL	\$0.00	\$0.00	\$1,255.00	\$425.00	\$113.00	\$104.00	\$95.00	\$585.00	\$0.00	\$107.00	\$1,540.00	\$0.00	\$4,225.00

2009 Repair Work Performed

DATE	DESCRIPTION
Mar. 5 th	Replaced four 100w lamppost bulbs & ballasts, w/250w bulbs & ballasts at "south-gate" \$520
Mar. 31 st	Replaced four Sodium lights and ballasts with brighter Metal Halide bulbs and new ballast \$735
Apr. 6 th	Replaced 'Stolen' lighting assembly (box,ballast,bulb,starter) at Deer Walk monument \$210
Apr. 9 th	Replaced bulb and starter at Heron Point – south side of monument \$95
Apr. 29 th	Replaced box assembly, and the light bulbs at Falcon Trace monument \$120
May. 19 th	Replaced flood light and starter Falcon Trace (Penguin) – south side of monument \$113
Jun. 3 rd	Replaced flood light and starter Falcon Trace (Penguin) – north side of monument \$104
Jul. 3 rd	Replace burned-out circuit breaker at Eagle Run monument (south) \$96
Aug. 5 th	Replaced flood light bulb at Falcon Trace – north side of monument \$87
Aug. 5 th	Replaced complete light fixture at Falcon Trace – north side of monument \$237
Aug. 27 th	Replaced bulb at Heron Point--south side of monument \$237
Aug. 27 th	Replaced starting capacitor at Owls Edge monument-- north side of monument \$109
Aug. 27 th	Replaced "vandalized" junction box at Turtle Bay monument-- north side of south monument \$65
Oct. 29 th	Replaced photo cell and bulb at Deer Walk – north side of monument \$107
Nov. 3 rd	Replaced total lamppost, 100w bulb (knocked-over by kids) on Blvd. across from Petrel Trail \$1120
Nov.4 th	Replaced ballast at Hawks Hammock – north side of monument \$92
Nov.4 th	Replaced ballast at Hawks Hammock – north side of monument \$87
Nov. 17 th	Replaced "vandalized" bulb & glass lens cover at Turtle Bay – north side of south monument \$87
Nov. 24 th	Replaced light bulb and starter at north entrance (west side) monument \$104
Nov. 24 th	Installed two weather-proof outlets (west side and eastside) at front entrance monuments \$50

NOSTALGIC LAMPPOST 2010 REPAIR COST HISTORY

2010	January	February	March	April	May	June	July	August	September	October	November	December	Year's Total
1													\$0.00
2			\$92.00										\$92.00
3	\$65.00		\$92.00			\$1,032.00							\$1,189.00
4	\$82.00		\$248.00										\$330.00
5	\$98.00												\$98.00
6													\$0.00
7													\$0.00
8													\$0.00
9									\$460.00				\$460.00
10									\$506.00				\$506.00
11									\$71.00				\$71.00
12										\$104.00			\$104.00
13										\$86.00			\$86.00
14													\$0.00
15													\$0.00
16													\$0.00
17													\$0.00
18													\$0.00
19							\$340.00				\$95.00		\$95.00
20							\$136.00				\$136.00		\$476.00
21	\$92.00										\$88.00		\$224.00
22	\$116.00										\$50.00		\$142.00
23			\$55.00	\$82.00								\$244.00	\$360.00
24				\$118.00									\$137.00
25													\$118.00
26								\$253.00					\$253.00
27													\$0.00
28							\$360.00						\$0.00
29													\$380.00
30													\$0.00
31													\$0.00
TOTAL	\$453.00	\$0.00	\$487.00	\$200.00	\$0.00	\$1,032.00	\$856.00	\$253.00	\$1,037.00	\$190.00	\$369.00	\$244.00	\$5,121.00

2010 Repair Work Performed

DATE	DESCRIPTION
Jan. 3 rd	Replaced photo cell at Heron Point – north side of monument \$65
Jan. 3 rd	Replaced broken flood lamp bracket at Eagle Run – north side of monument \$82
Jan. 3 rd	Replaced broken flood lamp bracket at Turtle Bay– north side of monument \$98
Jan. 21 st	Replaced “vandalized” flood-lamp box at Turtle Bay– north side of monument \$92
Jan. 21 st	Replaced ballast & starter at west side, front entrance monument \$116
Mar. 2 nd	Replaced “vandalized” flood-lamp bracket at Owls Edge– north side of monument \$92
Mar. 2 nd	Replaced “vandalized” flood-lamp bracket at Turtle Bay – north side of monument \$92
Mar. 2 nd	Replaced “car-damaged” lamp,box,bracket,lights at Eagle Run–south side of monument \$248
Mar. 23 rd	Replaced “vandalized” light mount at Turtle Bay – north side of monument \$55
Apr. 23 rd	Replaced fuse & connectors at Eagle Run – monument \$82
Apr. 23 rd	Replaced ballast, starter , 100w Metal Halide bulb at Osprey Cove – south side of monument \$118
Jun. 6 th	Replaced lamppost broken-off at 12579 Natureview Circle (Lennar Homes) \$1032
Jul. 19 th	Replaced “vandalized” lamppost base and reinstalled lamppost close to Aster bike rack \$340
Jul. 19 th	Replaced ballast, starter, and bulb at Hawk Hammock – north side of monument \$136
Jul. 28 th	Repaired electrical problem and replaced bulb at front entrance – west side monument \$380
Aug. 25 th	Replaced ballast, starter, Metal Halide bulb at front entrance – east side monument \$253
Sep. 9 th	Replaced existing light bulbs and ballast at two lamppost (Harriers gate) to increase intensity \$460
Sep. 10 th	Replaced two complete lighting sets at front monument lights – difference in color of light emitted \$506
Sep. 10 th	Replaced starter at the flag pole light \$71
Oct. 12 th	Replaced ballast at Heron Pointe – north side of monument \$104
Oct. 12 th	Replaced starter at Eagle Run – north side of monument \$85
Nov. 18 th	Replaced breaker and connectors at Fox Trail – south side of monument \$95
Nov. 18 th	Replaced Metal Halide bulb, starter & ballast at Eagle Run – north side of monument \$136
Nov. 18 th	Replaced photo cell and contactor at front entrance – east side of monuments \$88
Nov. 18 th	Installed two permanent outlet boxes at the two front entrance monuments \$50
Dec. 22 nd	Replaced “vandalized” main circuit breaker w/holding box and holding bracket \$244

2009

- Average Monthly Repair Cost = \$352/mo.
- Vandalism + Accidental Damage Costs = \$362

2010

- Average Monthly Repair Cost = \$427/mo.
- Vandalism + Accidental Damage Costs = \$1163