

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 24, 2011 at 6:02 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. John Lynch expressed concern with the number of fire ants throughout the common areas; especially the ball fields. It was stated that ValleyCrest is looking for a better treatment to handle the issue and should be applying the long lasting treatments shortly.

Mr. Peter Lofquist inquired about the question and answer protocol. He stated that it does not appear that the questions/comments are always addressed and a brief discussion ensued. It was stated that Staff takes its direction from the Board and the issues raised may not require any official Board action or the request may not be an appropriate solution to the particular issue. Mr. Lofquist also inquired why the outer lane at the main entrance required a key pad for entry since residents should all have transponders. It was noted that the outer lane is for vehicles that are too high to get under the covered lanes and the keypad is there to allow those individuals access to the community as required, without just leaving the gate open.

THIRD ORDER OF BUSINESS

ALERT Protective Services (Jerry Cushing)

Mr. Jerry Cushing with Alert Protective Services provided an update on security issues. There were no questions from the Board.

FOURTH ORDER OF BUSINESS

Security Camera Installation Status

Mr. Cox provided an update on the status of the security camera installation, reviewing the history of events, costs, and outstanding invoices. He explained that State Alarm has agreed to offer the Board a substantial discount on the recommended IR Lighting and the outstanding invoices. Mr. Cox stated that the patch that was installed appears to have corrected the "drop-out" issue. Mr. Paul Warren confirmed that the patch has corrected the "drop-out" issue and there never were any issues with the front gates.

The Board members discussed whether or not to purchase the IR lighting at the reduced cost and accept Mr. Warren's offer to accept payment of 70% of the outstanding invoices. A question was raised regarding the timing of the installation and the satisfaction with the pictures being taken with the test camera.

On a Motion by Mr. Kesgiropoulos, seconded by Mr. Kyte, with all in favor, the Board approved the acquisition of the IR lighting at a 30% reduction in pricing and to pay 70% of the outstanding invoices for Greyhawk Landing Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting Held on January 27, 2011

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on January 27, 2011 to the Board for consideration. He asked if there were any additions or corrections to the minutes and a brief discussion ensued regarding the status of the public hearing on rules.

On a Motion by Mr. Plaia, seconded by Mr. Kesgiropoulos, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on January 27, 2011 for Greyhawk Landing Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for February 2011 in the Amount of \$66,350.26

Mr. Cox introduced the Operation and Maintenance expenditures for February 2011 in the amount of \$66,350.26 for Board consideration. Staff responded to a question raised regarding the continued costs of the repairs for the nostalgic lighting and a brief discussion ensued.

A recommendation was made that the remainder of the lease be paid off to see if it affects the rate for repairs and to try and coordinate repairs to reduce the number of visits. Mr. Cox stated that he would research the matter and get back to the Board on this issue.

On a Motion by Ms. Mekhail, seconded by Mr. Kyte, 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 Pool Hours

Mr. Phillips led discussions regarding resident complaints to Alert Officers on closing the pool thirty minutes before sunset. He explained that Florida statutes mandate that the pool can only be open thirty minutes after sunrise until thirty minutes prior to sunset, as it does not have sufficient lighting to warrant evening swimming. Therefore, there is nothing the Board can do to change the pool hours. It was stated that the pool hours will be posted at the pool and should those individuals continue to give the officers a hard time about leaving the pool, they could have their privileges revoked for violating District policies. The possibility of considering adding the additional lighting at a future date, when the pool is being resurfaced was put forward. It was stated that the cost would be upwards of \$40,000.

A brief discussion ensued regarding the need to have an Alert officer at the pool Wednesday afternoons now that warmer weather has arrived and the best way to utilize that officers time.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Newsletter

Ms. Mekhail led discussions regarding the need to have an official newsletter versus the informal one. She recommended that the newsletter include District related information and ads from resident owned businesses only. It was also stated that the newsletter should be placed on the website. A brief discussion ensued regarding the pros and cons and the need to have an individual spearhead research on distribution, issues with posting HOA information on the CDD website, and concerns with utilizing resident emails based on records requests.

It was decided to continue this discussion until next month.

NINTH ORDER OF BUSINESS

Discussion Regarding Community Garage Sale

Ms. Mekhail stated that she would like to see a more friendly community garage sale that encourages participation by telling residents what they can do, rather than just what they can not do. The possibility of distributing maps at the gates with participant's addresses marked on them and allowing signage on common areas was put forward. It was stated that this is a POA issue and not a District one.

TENTH ORDER OF BUSINESS

**Discussion Regarding Service on other
Greyhawk Landing Boards and
Committees**

Ms. Mekhail explained to the Board that she was informed that Board participation on other Community Boards or Committees may constitute a Sunshine Law violation. It was stated that the real issue occurs when discussions are held regarding items that may come before this Board for a vote and should this occur Board members would need to excuse themselves from that meeting or the discussion. It was noted that this matter was previously discussed and Board members agreed not to participate on other committees, etc. so no other Board action was required at this time.

ELEVENTH ORDER OF BUSINESS

**Presentation of Unaudited District
Financials (*under separate cover*)**

Mr. Cox presented a summary of the unaudited District financials to the Board, focusing on revenue that has been received from the tax collector and the fact that the District is still running under budget. He touched briefly on the status of the debt service payments, stating that the District is looking good in this area, as well.

A brief discussion ensued regarding the budget process for next year and the need to submit the proposed budget by June 15th.

TWELFTH ORDER OF BUSINESS

Staff Reports

District Counsel – Andy Cohen

Mr. Cohen stated that the proper ads have been placed and the District is on track to proceed with the public hearing. He stated that he will be drafting the revised rules based on Board comments and requested that the Board provide him with any additional items that it feels should be included.

Mr. Cohen stated that it was brought to his attention that there have been some changes made to the ADA requirements that would need to be in place by March 2012. He stated that Mr. Cox has spoken to the District Engineer and asked him to research the issue and make recommendations to the Board so that any items that will need to be addressed can be included in the budget. A brief discussion ensued regarding areas that might be of concern.

District Engineer

Not Present.

Field Manager – Jon Phillips

Mr. Phillips informed the Board that the District's cleaning lady has found another job and the Board will need to explore what if any changes should be made to the scope of service in the contract. He recommended that cleaning windows be added.

Mr. Phillips stated that he would be obtaining three proposals to present to the Board, once the revised scope of service is complete. A brief discussion ensued.

Mr. Phillips stated that he is in the process of obtaining bids to paint the interior boundary walls and a brief discussion ensued.

District Manager – Greg Cox

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

A brief discussion ensued regarding the tree that was planted in the common area between the sidewalk and the road. A recommendation was made to have the engineer confirm that the tree is planted in the CDD right of way. It was stated that if this is found to be the case, the District could remove the tree if the resident does not respond to the request.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Discussions were held regarding the lights at the fountain and the advantages of placing Carp in the ponds to assist with the algae rather than continuing to utilize chemicals all the time. Issues with obtaining permits for the Carp were put forward, now that SWFWMD has gotten involved in the process. It was stated that additional research was needed and a request made that a representative from the Florida Fish and Wildlife be invited to next months meeting, along with Mike from Aquagenix.

Another discussion was held regarding the condition of the roadways within the District and the need to have an inspection completed and the possibility of starting a reserve fund to address future repairs and to determine if there are any issues with the construction. It was stated that there may be a 10-year limitation to go after the Developer or Contractor for any liability claims.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Plaia, seconded by Mr. Kyte, with all in favor, the Board adjourned the meeting at 7:36 p.m. for the Greyhawk Landing Community Development District.



Secretary/Assistant Secretary



Chairman/ Vice Chairman