

**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, October 27, 2011 at 6:07 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>
Sandy McDonald	<b>Board Supervisor, Assistant Secretary</b>
Michael Plaia	<b>Board Supervisor, Assistant Secretary</b>
Savvas Kesgiropoulos	<b>Board Supervisor, Assistant Secretary</b>
	<i>(joined the meeting in progress)</i>

Also present were:

Greg Cox	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Andrew Cohen	<b>District Counsel; Persson &amp; Cohen, P.A.</b>
Jon Phillips	<b>Field Manager</b>
Rick Schappacher	<b>District Engineer</b>
John Toborg	<b>Operations Manager; Rizzetta &amp; Company, Inc.</b>
Robbie Cox	<b>Financial Consultant; Rizzetta &amp; Company, Inc.</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 joined in reciting the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Phil Smith voiced concern about the nature trail. George Fischer voiced concerns about weeds in pond #22 and about GreyHawk West. Paul Ryden inquired about independent contractors for service buildings and in-house staff. Peter Lofquist had budget questions.

**THIRD ORDER OF BUSINESS**

**Status Reports**

**A. ALERT Protective Services (Jerry Cushing)**

Jerry Cushing of Alert Protective Services could not be present; in his place, Ms. McDonald presented a packet regarding ALERT's 'E-Reporting' service and asked the other Board members to review the information.

**B. Aquatic Service Update**

Mr. Plaia provided an update of the pond status and discussed more plantings.

**C. Landscape/Irrigation Service Update**

Mr. Philips reported that the irrigation systems are working better. Ms. McDonald requested a discussion of November/December annuals plantings with Mr. Toborg at the next meeting. Mr. Plaia inquired about looking into redesigning the back gate.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on August 25, 2011**

Mr. Cox presented the minutes for Board of Supervisors' meetings held on August 25, September 22, and October 13, 2011. At Mr. Cohen's suggestion the Board made a single motion to approve all three sets of minutes.

On a Motion by Ms. Mekhail, seconded by Mr. Kyte, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on August 25, September 22, and October 13, 2011 as presented for GreyHawk Landing Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for September 2011 (\$128,095.29)**

On a Motion by Mr. Plaia, seconded by Ms. McDonald, with all in favor, the Board ratified the Operation and Maintenance Expenditures for September 2011 (\$128,095.29) for GreyHawk Landing Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Delegation Resolution for Refunding of Series 2002A Bonds**

Mr. Brett Sealy of MBS Capital Markets, LLC presented his company's delegation resolution (Resolution 2012-01) for bond refunding to the Board for consideration. Discussion ensued.

On a Motion by Ms. Mekhail, seconded by Mr. Plaia, with all in favor, the Board approved Resolution 2012-01, Delegation and Refunding of Series 2002A Bonds and setting a parameter of 12%, for GreyHawk Landing Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of SLGS Direction Letter**

Mr. Sealy presented the SLGS letter of direction to the Board for consideration.

On a Motion by Ms. Mekhail, seconded by Mr. Plaia, with all in favor, the Board approved the letter of direction from SLGS for GreyHawk Landing Community Development District.

Mr. Robbie Cox presented and reviewed a preliminary special assessment methodology to the Board and advised that a final version would be presented at the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding GreyHawk West**

Mr. Richard Rodgers distributed information regarding GreyHawk West to the Board for consideration. GreyHawk West project manager Dean Paquet of Kimley-Horn & Associates then gave a presentation. Lengthy discussion ensued. Mr. Cohen explained the plan for expanding District boundaries. Ms. McDonald made a motion to direct staff to file a petition with the County to expand the District boundaries at no expense to the District; the motion was not seconded and so failed. General discussion continued.

**NINTH ORDER OF BUSINESS**

**Consideration of Recommendation of  
Audit Review Committee**

As the Audit Review Committee did not conclude its recommendations, this item was postponed until the next meeting.

**TENTH ORDER OF BUSINESS**

**Staff Report**

**District Engineer**

Mr. Schappacher presented his ADA 2010 review to the Board. Discussion ensued.

**ELEVENTH ORDER OF BUSINESS**

**Presentation of District Unaudited  
Financials**

Mr. Cox presented a summary of the unaudited financial statements as of September 30, 2011. He advised that a simple budget amendment resolution would be necessary.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**District Counsel – Andy Cohen**

No report was given by District counsel. Discussion ensued regarding a letter sent to a Lavender Loop resident for a fence placed on District property.

**Field Manager – Jon Phillips**

Mr. Phillips presented proposals for nature trail repair to the Board for consideration.

On a Motion by Ms. McDonald, seconded by Ms. Mekhail, with all in favor, the Board approved the proposal for trail repair from Oneco Concrete in an amount not to exceed \$12,900.00 for the GreyHawk Landing Community Development District.

Mr. Phillips also presented a proposal for roof cleaning from Pro-Clean in the amount of \$940.00 and the Board directed staff to proceed.

**District Manager – Greg Cox**

Mr. Cox presented the previously approved gate repair/maintenance proposal from Gate Doctors in the amount of \$1,968.00 to the Board for ratification.

On a Motion by Ms. McDonald, seconded by Mr. Plaia, with all in favor, the Board ratified the gate repair/maintenance contract with Gate Doctors in the amount of \$1,968.00 for the GreyHawk Landing Community Development District.

Mr. Cox presented the new District management contract to the Board. Mr. Cohen advised that he had reviewed the contract.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

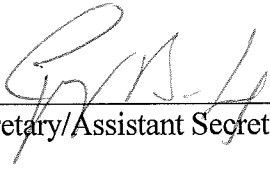
Ms. McDonald inquired about the historical data for repairs to the monument lighting. Mr. Phillips presented a summary of information and, based on that information, the Board decided to move forward with a maintenance contract with Nostalgic Lamppost.

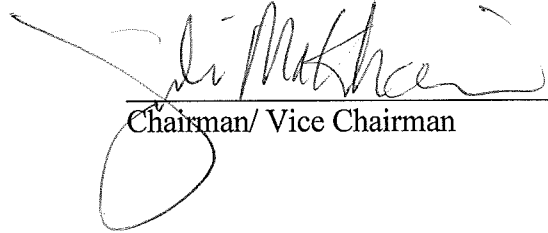
On a Motion by Ms. McDonald, seconded by Mr. Plaia, with all in favor, the Board approved the contract with Nostalgic Lamppost to install and maintain monument lighting in the amount of \$2,400.00 per year for the GreyHawk Landing Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Mekhail, seconded by Mr. Plaia, with all in favor, the Board adjourned the meeting at 9:00 p.m. for the GreyHawk Landing Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/ Vice Chairman