

**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, December 15, 2011 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>
Sandy McDonald	<b>Board Supervisor, Assistant Secretary</b>
Michael Plaia	<b>Board Supervisor, Assistant Secretary</b>
Savvas Kesgiropoulos	<b>Board Supervisor, Assistant Secretary</b>

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>

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**

Mr. Phil Smith commented on the original builder signs at the entrance to the community, stating that he does not think the District should have to pay for removal of them.

**THIRD ORDER OF BUSINESS**

**Status Report – Security Company Update**

Jerry Cushing of ALERT Protective Services gave a brief security update to the Board.

**FOURTH ORDER OF BUSINESS**

**Status Report – Aquatic Service Update**

Mr. Phillips provided the Board with an update of information received from Aquagenix technicians. Board members discussed the current reporting process used by Aquagenix and

asked for improvements in the company's reports and better communication from them.

**FIFTH ORDER OF BUSINESS**

**Status Report – Landscape/Irrigation  
Service Update**

Mr. Phillips stated he had met ValleyCrest managers to discuss the new contract and walk the terrain. Ms. Mekhail introduced the topic of improvements to the landscaping at the back gate to include the berms. Mr. Cohen suggested that John Toborg, Operations Manager with Rizzetta, could review the area and bring back recommendations for the next meeting. The Board agreed, and Mr. Cox will make arrangements with him.

**SIXTH ORDER OF BUSINESS**

**Consideration of Engagement Letter**

Mr. Cohen presented an engagement letter from MBS Capital Markets, LLC in regard to the bond refinancing that was done. Brett Sealy of MBS briefly explained the purpose of the letter.

On a Motion by Ms. Mekhail, seconded by Ms. McDonald, with all in favor, the Board approved the execution of the engagement letter from MBS Capital Markets, LLC for GreyHawk Landing Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Audit  
Review Committee Meeting held on  
November 17, 2011**

Mr. Cox presented the minutes for the Audit Review Committee meeting held November 17, 2011. Mr. Cohen had one small addition of "each of the proposals *tallied at the meeting*".

On a Motion by Mr. Kyte, seconded by Mr. Plaia, with all in favor, the Board approved the minutes of the Audit Review Committee Meeting held on November 17, 2011 as written for GreyHawk Landing Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Meeting held on November  
17, 2011**

Mr. Cox presented the minutes for the Board of Supervisors' meeting held November 17, 2011.

On a Motion by Ms. McDonald, seconded by Mr. Kesgiropoulos, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on November 17, 2011 as written for GreyHawk Landing Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for November 2011 (\$65,412.65)**

On a Motion by Ms. McDonald, seconded by Mr. Plaia, with all in favor, the Board ratified the Operation and Maintenance Expenditures for November 2011 (\$65,412.65) for GreyHawk Landing Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Pool & Spa Chair Lift Proposals**

Mr. Cox presented proposals from Peninsular Aquatics for the purchase and installation of ADA-regulatory pool and spa chair lifts, with options, to the Board for consideration.

On a Motion by Ms. Mekhail, seconded by Mr. Kesgiropoulos, with all in favor, the Board approved the proposals from Peninsular Aquatics for the installation of two (2) ADA-regulatory pool and spa chair lifts with covers for GreyHawk Landing Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Discussion of Security Company Service**

Jerry Cushing of Alert Protective Services reviewed ALERT's "E-Reporting" service for the Board, giving an overview of how the reporting service works. Discussion ensued. The Board agreed to postpone any decision until Mr. Cox can obtain an actual cost for presentation at the January meeting.

**TWELFTH ORDER OF BUSINESS**

**Discussion of Installation of "STOP" Signs**

Mr. Phillips gave a slide presentation to the Board of various crosswalks and three-way intersections in the District at which "STOP" signs would be appropriate. The topic of removal of all the original builder signs was also discussed. Mr. Cohen suggested that the Board contact the developer and give a timeframe to remove the signs, advising that if no action is taken within the given timeframe that the District will undertake the work and forward any costs to the developer for payment. Discussion ensued. No formal action was taken; the Board agreed to revisit the topic at the next meeting.

**THIRTEENTH ORDER OF BUSINESS**

**Discussion Regarding Aquatic Services Scope of Work**

Mr. Cox will work with Mr. Toborg to draw up a revised scope of work for aquatic services contract bidding.

**FOURTEENTH ORDER OF BUSINESS**

**Presentation of District Unaudited Financials**

Mr. Cox advised that the most recent unaudited financial summary was unavailable for presentation at meeting time due to fiscal year-end detail.

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

**District Counsel – Andy Cohen**

Mr. Cohen requested the Board's authorization for the District engineer to prepare, at no cost to the District, a new engineering report for the GreyHawk West expansion's financing. Mr. Cohen advised he had already spoken with Mr. Schappacher regarding this request.

On a Motion by Ms. McDonald, seconded by Mr. Kyte, with all in favor, the Board approved the authorization for the District Engineer to prepare, at no cost to the District, a new engineering report necessary for the GreyHawk West expansion financing for the GreyHawk Landing Community Development District.

**District Engineer**

Not present; no report given.

**Field Manager – Jon Phillips**

No additional information was presented.

**District Manager – Greg Cox**

Mr. Cox informed the Board that one of the treadmills in the fitness center is in need of repair or replacement, and presented information compiled by Mr. Phillips to the Board for consideration. The Board agreed it would be best to simply remove that piece, which will make more room for the other equipment in compliance with ADA regulations.

Mr. Cox stated that the next regular meeting is scheduled to be held January 26, 2012.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. McDonald inquired about the fence on a lot on Lavender Loop, stating that the new homeowner has not complied with the request to remove the fence even after being given a time extension. Discussion ensued regarding options for action; Mr. Cohen will research the lot survey and plat map.


Ms. Mekhail asked about use of the swimming pool area patio, specifically, after sundown. Her reason was that at a recent community event held at the clubhouse, the clubhouse was very crowded and they were told they could not go out into the patio area.


Ms. McDonald asked if Mr. Latimer's tree had been taken down; Mr. Phillips advised the tree removal is scheduled for January 3<sup>rd</sup>.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Plaia, seconded by Ms. Mekhail, with all in favor, the Board adjourned the meeting at 7:52 p.m. for the GreyHawk Landing Community Development District.

  
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Secretary/Assistant Secretary

  
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Chairman/ Vice Chairman