

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, June 28, 2012 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
Jeffrey Evans	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Company, Inc.
Andrew Cohen	District Counsel; Persson & Cohen, P.A.
Jon Phillips	Field Manager
Joe Kennedy	Accounting Manager; Rizzetta & Company
Kelly Evans	Staff Manager; Rizzetta Amenity Services, Inc.

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. Michael Hickman requested an easement for his fence inadvertently built on CDD property.

Mr. Art Zielinski commented on maintenance of the landscaping at the front of the community and asked if traffic calming measures are being considered.

Mr. Peter Lofquist voiced his concerns about the new entrance planned being bigger than originally discussed. He also stated the berm and the island need improvement.

Mr. John DiPalma thanked the Board for looking into traffic calming measures and asked about installation of updated equipment in the fitness area.

Mr. Sidney Valle asked about access to the GreyHawk West development and voiced his concern about street lights shining into his yard.

Mr. Cox then introduced resident Mr. Chris Wilson who was present to appeal the 6-month suspension of amenities privileges given to his household for his teenage son's vandalism at the pool and clubhouse area. Mr. Cox advised he was unable to contact the other family involved, the Agnews, but that Mr. Wilson had asked to speak to the Board. Mr. Cox then explained the background for the suspension and cited the numerous incidents and bills incurred. Both Mr. and Mrs. Wilson and the minor Mr. Wilson pled their case. The Board thanked them for coming to the meeting to address the issue. Discussion ensued. Mr. Cox suggested a 1-month suspension until the next meeting, at which time the other family involved, the Agnews, will have had a chance to speak as to their son's part in the vandalism.

On a Motion by Ms. Mekhail, seconded by Ms. McDonald, with all in favor, the Board temporarily upheld the suspension of amenities privileges given to the Wilson family for a period of one month, until the next Board meeting, for GreyHawk Landing Community Development District.

THIRD ORDER OF BUSINESS

Status Report – Security Company Update

Mr. Cox indicated Jerry Cushing of ALERT Protective Services was unable to attend the meeting. Mr. Phillips confirmed that the "E-Reporting" service is now fully operational.

FOURTH ORDER OF BUSINESS

Status Report – Landscape/Irrigation Service Update

Mr. Phillips reported on recent storm damage and advised of extensive debris on the nature trail. He indicated several trees are leaning and/or broken and said he is getting bids to have them taken care of. Ms. McDonald asked if the contractual one-time limb-up has been done, to which Mr. Phillips replied yes. Discussion ensued regarding Dove and trimming back around the nature trail wetland area.

FIFTH ORDER OF BUSINESS

Status Report – Aquatic Service Update

Mr. Cox presented the latest report from Josh McGarry of Aquatic Systems, Inc. Mr. Phillips indicated Aquatic Systems is very thorough and knowledgeable in its work.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held May 24, 2012

Mr. Cox presented the minutes of the Board of Supervisors' Meeting held on May 24, 2012 to the Board for consideration.

On a Motion by Ms. McDonald, seconded by Mr. Plaia, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on May 24, 2012 as presented for GreyHawk Landing Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for May 2012

Mr. Cox presented the Operation & Maintenance Expenditures for May 2012 (\$108,310.13) to the Board for consideration. Ms. McDonald asked about a possible duplicate invoice from ValleyCrest for fertilization in the amount of \$760.00. Mr. Cox will investigate.

On a Motion by Mr. Kyte, seconded by Ms. Evans, with all in favor, the Board ratified the Operation and Maintenance Expenditures for May 2012 (\$108,310.13) for GreyHawk Landing Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion of GreyHawk Landing West Development

Mr. Cohen spoke about development of the GreyHawk Landing West parcel and explained that the developer was able to purchase eleven additional lots, necessitating an expansion of the District's boundaries and a change in calculations for the lots. Mr. Richard Rodgers was present to provide details of the purchase. Mr. Cohen then presented Resolution 2012-07, Amending Resolution 2012-04 Expansion of Boundaries, to the Board for consideration.

On a Motion by Ms. McDonald, seconded by Mr. Plaia, with all in favor, the Board approved Resolution 2012-07, Amending Resolution 2012-04 and Expansion of Boundaries, for GreyHawk Landing Community Development District.

Mr. Cohen then presented the Second Amended Funding and Improvement Agreement with GreyHawk Landing West, LLC to the Board for consideration.

On a Motion by Mr. Plaia, seconded by Ms. McDonald, with all in favor, the Board approved the Second Amended Funding and Improvement Agreement with GreyHawk Landing West, LLC for GreyHawk Landing Community Development District.

Mr. Plaia asked Mr. Rodgers why the opening has to be so big, to which Mr. Rodgers replied he believes it is due to a storm water pipe required to go across that area as well as utility easements for gas and water. Ms. McDonald asked Mr. Rodgers about why several trees were completely removed instead of being relocated. Mr. Rodgers stated that in his experience, moving trees of that size usually results in a very small success rate of survival for them and is also very costly. General discussion of other improvements ensued.

NINTH ORDER OF BUSINESS

Discussion of Traffic Calming Measures

Mr. Phillips stated he has spoken with the operations manager of Lakewood Ranch who had no positive information to share about installation of traffic calming measures in their community. Mr. Phillips explained that however, in the process of trying to get police officers to patrol the community, the County has given Mr. Phillips considerable information on bringing existing signage up to County standards and on improving pavement markings and adding new ones that will help move the process along. Discussion ensued.

On a Motion by Ms. Mekhail, seconded by Mr. Kyte, with all in favor, the Board authorized the operations manager to proceed with painted pavement markings in an amount not to exceed \$5,000.00 for GreyHawk Landing Community Development District.

TENTH ORDER OF BUSINESS

Discussion Regarding Fitness Center Plans

Mr. Rodgers indicated the developer is going to provide the District with \$15,000.00 towards the purchase of fitness equipment. Mr. Phillips then spoke briefly about placement of existing equipment and about what equipment to add and what to replace. Discussion ensued regarding layout of the fitness center to accommodate equipment, classes, etc. Mr. Phillips stated he knows of a company that does fitness center evaluations.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Access Controls

Mr. Cox introduced Kelly Evans, staff manager of Rizzetta Amenity Services Inc. ("RASI"), who described for the Board the various clubhouse amenity access systems available. Discussion ensued regarding access systems along with continued discussion of layout of the fitness center to accommodate equipment, classes, etc. The Board asked Mr. Plaia to advise Mr. Rodgers of the Board's plans so that proper wiring, etc. can be installed as the developer is building the new clubhouse. Mr. Cox will work with Ms. Evans and Mr. Phillips to get fitness center evaluation proposals for the Board to consider.

TWELFTH ORDER OF BUSINESS

Revisited Audience Topics for Discussion

The request from homeowner Michael Hickman was revisited. Earlier in the meeting Mr. Hickman asked the Board to consider granting an easement to accommodate his improperly placed fence. It was determined that the fence was approved by the homeowners association and that the fence company did not perform a land survey prior to installation. Discussion ensued. Mr. Cohen advised the Board of options to take and cautioned them of setting proper precedent. Mr. Evans made a motion to grant an easement for the fence and Ms. Mekhail seconded the motion. Mr. Evans and Ms. Mekhail voted in favor and Mr. Plaia, Ms. McDonald, Mr. Kyte voted in opposition. The motion failed. A second motion was made.

On a Motion by Mr. Plaia, seconded by Ms. McDonald, with three in favor and two opposed (Mr. Evans and Ms. Mekhail), the Board approved the request to require movement of Mr. Hickman's fence to within his property boundaries within sixty (60) days for GreyHawk Landing Community Development District.

The topic of amenities privileges suspension for the Wilson and Agnew families was then revisited. Mr. Wilson, who left the meeting earlier after the audience comments portion was finished, returned and brought with him Ray Agnew and Mr. Agnew's son Frank, the other youth involved in the vandalism. Mr. Cox again summarized the situation for Mr. Agnew. Mr. Agnew then apologized to the Board and had Frank apologize and speak to the Board. The Board found discrepancy in the boys' stories. Discussion ensued and a new motion was made which Mr. Cohen stated would supercede the prior motion.

On a Motion by Ms. Mekhail, seconded by Mr. Evans, with all in favor, the Board approved the suspension of all amenities privileges for youths Chris Wilson and Frank Agnew for a period of six (6) months as well as the performance of ten (10) hours of community service, to be coordinated by Mr. Phillips and monitored by the boys' parents, for GreyHawk Landing Community Development District.

THIRTEENTH ORDER OF BUSINESS

Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2011

Mr. Cox presented the report of Audited Financial Statements for Fiscal Year Ended September 30, 2011 to the Board for consideration and reviewed it for them. Joe Kennedy, accounting manager at Rizzetta, was present to answer questions from the Board.

On a Motion by Ms. Mekhail, seconded by Mr. Plaia, with all in favor, the Board approved the acceptance and filing of the Audited Financial Statements for Fiscal Year Ended September 30, 2011 for GreyHawk Landing Community Development District.

FOURTEENTH ORDER OF BUSINESS

Presentation of District Unaudited Financial Statement

Mr. Cox presented and reviewed the latest unaudited financial statement for the Board.

FIFTEENTH ORDER OF BUSINESS

Action Item List Review

Mr. Cox and Mr. Phillips presented the update and review of action items new, ongoing and completed. General discussion ensued.

SIXTEENTH ORDER OF BUSINESS

Staff Reports – Part I

District Counsel – Andy Cohen

No additional information was presented.

District Engineer – Rick Schappacher

Not present; no report given.

Field Manager – Jon Phillips

Mr. Phillips advised he was asked to look into mitigating measures for the roots of the oak trees along the sidewalk all the way down Boulevard and described several options he found. He also advised the irrigation has been fixed.

District Manager – Greg Cox

Mr. Cox confirmed the next regular meeting is scheduled to be held July 26, 2012 at 6:00 p.m., which will also be the public hearing on adoption of the Fiscal Year 2012/2013 final budget. Mr. Cox then advised there were two candidates qualified, Jeff Evans and Mike Plaia, for the two open Board seats.

SEVENTEENTH ORDER OF BUSINESS


Supervisor Requests

Ms. Mekhail advised of repairs needed to the ladies' room stall wall.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Kyte, seconded by Mr. Evans, with all in favor, the Board adjourned the meeting at 8:50 p.m. for the GreyHawk Landing Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman