

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 28, 2013 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, Asst. Secretary
Jeffrey Evans	Board Supervisor, Asst. Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Company, Inc.
Andy Cohen	District Counsel; Persson & Cohen, P.A.
Rick Schappacher	District Engineer; Schappacher Engineering
Jon Phillips	Field Manager

Audience

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Mr. Cox called the meeting to order and conducted roll call. All present then joined in reciting the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Consideration of Board Supervisor Resignation

Mr. Cox presented the resignation of supervisor John DiPalma to the Board for consideration.

On a Motion by Ms. Mekhail, seconded by Mr. Kyte, with all in favor, the Board accepted the resignation of Board supervisor John DiPalma for the GreyHawk Landing Community Development District.

Mr. Cox and Mr. Cohen then briefly explained the process of filling the vacant seat, the term of which lasts through November 2016.

THIRD ORDER OF BUSINESS

Audience Comments

Mr. George Boyan stated the sod at the construction site is not finished and inquired about a notice being placed in the paper regarding boundary expansion.

Mr. Michael Alder spoke about trash and overgrown scrub in the conservation area behind his house.

Mr. Frank Damone thanked the Board for keeping the community safe. He also asked about signs installed by Sam Rodgers and about nearby community Ravens Crest.

Mr. Peter Lofquist cited a “2008 calamity” and asked what the worst case scenario relative to CDD fees would be for existing residents with regard to bonds floated for the GreyHawk West development.

Ms. Linda Brooks asked about the possible use of nearby land for a rehab center.

Ms. Diane Demakis asked about the clubhouse pool Play ‘n’ Spray being broken.

Ms. Lorna Smith asked about notifying the residents of an election to fill the Board seat vacated by John DiPalma.

FOURTH ORDER OF BUSINESS

Presentation on Fitness Center Equipment

Mr. Phillips discussed the purchase and layout of new fitness equipment and provided proposals for the Board to consider. Mr. Phillips also introduced Lori Main of Commercial Fitness Products and Guillermo of FitWeb/PreCor, who were present to speak with the Board and answer questions. Discussion ensued. Mr. Evans asked for a cleaner presentation of the options for the Board to consider at the next meeting.

FIFTH ORDER OF BUSINESS

Discussion of Use of Adjacent Property

Mr. Cox introduced John Newson who gave a presentation on options for use of the property adjacent to the District and answered questions from those present. Discussion ensued.

SIXTH ORDER OF BUSINESS

Aquatic Service Update

Josh McGarry of Aquatic Systems provided an update of recent events and maintenance in the community and reviewed his most recent aquatics report for the Board. Mr. Kyte advised he visited six ponds and was somewhat disappointed that he hadn’t seen more improvement.

SEVENTH ORDER OF BUSINESS

Status Report – Security Company Update

Jerry Cushing of ALERT Protective Services was not present to address the Board. Mr. Cox instead used the time slot to discuss the force main connection to the District’s sewer.

EIGHTH ORDER OF BUSINESS

Discussion of Force Main Connection to Sewer

Mr. Cox introduced representatives of the neighborhood being developed next door who are asking to connect that neighborhood's water/sewer system to the District's water/sewer system ("force main connection"). First, District engineer Rick Schappacher described to the Board the process and basic design of the connection request and answered questions from the Board. Project developer Michael Lawrence and engineer Trent Stephenson of Waldrop Engineering also spoke to the Board about the project. Discussion ensued.

On a Motion by Ms. Mekhail, seconded by Ms. McDonald, with all in favor, the Board authorized District staff to approve access for the force main connection into the GreyHawk Landing sewer/water system by the neighboring community project with provisions for restoration of landscaping, a lift station and two-year warranty bond on installation, and delegating authority to the Chairperson to execute agreements subject to Staff approval for the GreyHawk Landing Community Development District.

NINTH ORDER OF BUSINESS

Community Newsletter Presentation

Mr. Cox introduced Cindi Matter, who discussed with the Board the current status of the community newsletter the Board is considering production and distribution of through her company Your Community Newsletter ("YCN"). Discussion ensued, including about rates, advertising, schedule and size of publication.

On a Motion by Ms. Mekhail, seconded by Mr. Kyte, with all in favor, the Board approved the publication of a sample newsletter/magazine by Your Community Newsletter ("YCN") at no expense to the District for the GreyHawk Landing Community Development District.

TENTH ORDER OF BUSINESS

Status Report on Employment of Off-Duty Deputies

Mr. Cox provided an update to the Board regarding the use of Manatee County Sheriff's Office ("MCSO") off-duty deputies to patrol the District. He advised that an agreement is in place as well as certification of signage in the community, workman's comp insurance coverage and a starting schedule with MCSO. Discussion ensued.

ELEVENTH ORDER OF BUSINESS

Landscape/Irrigation Service Update

Mr. Phillips provided an update of recent events and maintenance in the community. General discussion ensued. Mr. Phillips noted that landscaping on Upper Manatee Road was installed and irrigation is working; the changeout of signs is still in progress; Abel Cardenas of ValleyCrest is being promoted; and Jim with ValleyCrest's irrigation department is leaving the company.

TWELFTH ORDER OF BUSINESS

POA Liaison Update

John DiPalma was the Board liaison to the POA but resigned; no report was given. Brief discussion ensued regarding a replacement liaison ensued.

THIRTEENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held Jan. 24, 2013

Mr. Cox presented the minutes of the Board of Supervisors' Meeting held on January 24, 2013 to the Board for consideration.

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 January 24, 2013 as presented for the GreyHawk Landing Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for January 2013

Mr. Cox presented the Operation & Maintenance Expenditures for January 2013 totaling \$70,899.16 to the Board for consideration. Brief discussion ensued.

On a Motion by Mr. Kyte, seconded by Ms. McDonald, with all in favor, the Board ratified the Operation and Maintenance Expenditures for January 2013 totaling \$70,899.16 for the GreyHawk Landing Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Qualifications for District Engineer

Mr. Cox presented the one proposal submitted in response to the District's Request For Qualifications ("RFQ") for District engineering services to the Board for consideration. Discussion ensued. The Board selected Schappacher Engineering.

On a Motion by Ms. McDonald, seconded by Ms. Mekhail, with all in favor, the Board approved the qualifications for District Engineering services submitted by Schappacher Engineering and directed staff to proceed with contract negotiations for the GreyHawk Landing Community Development District.

SIXTEENTH ORDER OF BUSINESS

Discussion of Utility Vehicle Options

Mr. Cox and Mr. Phillips presented proposals for purchase of an all-purpose utility vehicle to the Board for consideration. Discussion ensued.

On a Motion by Mr. Kyte, seconded by Ms. Mekhail, with all in favor, the Board approved the purchase of a John Deere utility vehicle and a hitch and trailer for an amount not to exceed \$12,000.00 for the GreyHawk Landing Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Discussion of GreyHawk Landing West Development

Mr. Cohen provided an update of the GreyHawk Landing West development and advised that the GreyHawk West expansion request will go before the Manatee County Board of Commissioners for consideration. Mr. Evans provided a plan update and noted that the pool and clubhouse should be completed by the end of April. Discussion ensued.

EIGHTEENTH ORDER OF BUSINESS

Review of Action Item List

Mr. Cox presented the update and review of action items new, ongoing and completed. Discussion ensued regarding signage and renaming of the two clubhouses/recreation facilities.

On a Motion by Mr. Kyte, seconded by Ms. McDonald, with all in favor, the Board approved the designation of the new clubhouse as “Clubhouse West” and the existing clubhouse as “Recreation Center” for the GreyHawk Landing Community Development District.

NINETEENTH ORDER OF BUSINESS

Review of Monthly Unaudited District Financial Summary

Mr. Cox presented the most recent monthly unaudited financial summary and reviewed it for the Board.

TWENTIETH ORDER OF BUSINESS

Staff Reports

District Counsel – Andy Cohen

Mr. Cohen had no additional information to present.

District Engineer – Rick Schappacher

Mr. Schappacher had no additional information to present.

Field Manager – Jon Phillips

Mr. Phillips described problems with the pool “Play ‘n’ Spray” and said replacement of its pump and motor is only temporary but necessary and could be costly. He is getting proposals. Discussion ensued. He also advised he is getting proposals for a burglar alarm system and a fire alarm system for the clubhouse. Brief discussion ensued regarding additional hours for Mr. Phillip’s assistant Marvin while Mr. Phillips is out for several days.

District Manager – Greg Cox

Mr. Cox announced the next regular meeting is scheduled to be held March 28, 2013 at 6:00 p.m. and introduced the topic of a vacant lot between two homes which is becoming a source of contention between residents, both adults and minors. Discussion ensued.

The Board then spoke about the next meeting set for March 28th which Ms. Mekhail and Mr. Evans advised they would not be able to attend. Mr. Cohen suggested filling the Board seat vacated by John DiPalma help assure a quorum. Discussion ensued.

On a Motion by Mr. Kyte, seconded by Mr. Evans, with all in favor, the Board opened the floor to nominations to fill seat #2 for the GreyHawk Landing Community Development District.

Discussion continued. Ms. McDonald nominated Lorna Smith. Mr. Evans nominated Michael Plaia. There were no other names presented so Mr. Cox closed the floor to nominations.

Discussion continued. Ms. McDonald made a motion to continue the nomination process to the next meeting. The motion was not seconded and therefore failed. Mr. Cox then asked for a show of hands for each of the two candidates. Ms. McDonald voted in favor of Ms. Smith. Mr. Kyte, Ms. Mekhail and Mr. Evans voted in favor of Mr. Plaia.

On a Motion by Mr. Kyte, seconded by Mr. Evans, with three in favor and one opposed (Ms. McDonald), the Board appointed Michael Plaia to fill vacated seat #2 on the Board of Supervisors for the GreyHawk Landing Community Development District.

Mr. Cox then invited Mr. Plaia to join the other Board members at the meeting table and administered the oath of office to him. Mr. Plaia indicated he will accept compensation for serving.

TWENTY-FIRST ORDER OF BUSINESS

Supervisor Requests

Ms. McDonald asked about encroachment onto District property and a resident requesting to clear an area near his house. She also advised a new POA liaison would have to be appointed since Mr. DiPalma left the Board. Mr. Kyte volunteered. Mr. Plaia volunteered to be the aquatic services liaison. Mr. Cohen mentioned designation of officers now that a new Board member is serving.

On a Motion by Ms. McDonald, seconded by Mr. Evans, with all in favor, the Board approved to keep the structure as is, with the addition of Michael Plaia as an assistant secretary, for the GreyHawk Landing Community Development District.

Ms. McDonald asked if Bob Bianchi was made activities director. The Board concurred that he volunteered but no official formality was made.

Mr. Kyte said discussion of “smart cards” will be necessary to have a system in place for when the new clubhouse opens in May. He also stated Mr. Phillips’s assistant Marvin deserves a bonus for his hard work and initiative. Brief discussion ensued.

On a Motion by Mr. Kyte, seconded by Ms. McDonald, with all in favor, the Board approved a \$2.00 per hour raise for assistant field manager Marvin effective the next pay period for the GreyHawk Landing Community Development District.

TWENTY-SECOND ORDER OF BUSINESS Adjournment

On a Motion by Mr. Kyte, seconded by Ms. McDonald, with all in favor, the Board adjourned the meeting at 9:50 p.m. for the GreyHawk Landing Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman