

**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, March 27, 2014 at 6:00 p.m.** at 12350 Mulberry Avenue, Bradenton, Florida 34212.

Present and constituting a quorum were:

Ollie Kyte	<b>Board Supervisor, Chair</b>
Mike Plaia	<b>Board Supervisor, Asst. Secretary</b>
Jeff Evans	<b>Board Supervisor, Asst. Secretary</b>
Sandy McDonald	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Greg Cox	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Andy Cohen	<b>District Counsel; Persson &amp; Cohen, P.A.</b>
Jon Phillips	<b>Field Manager</b>
Linda Phillips	<b>Assistant 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 present then joined in reciting the Pledge of Allegiance.

Mr. Cox then introduced Lt. Sandra McIver and Ms. Amber Warnick of the Manatee County Sheriff's Office who were present to discuss with the Board issues related to vandalism and off-duty deputy work. Mr. Cox provided a summary of recent events and deputy interaction. Discussion centered around basic steps which can be taken to try to prevent vandalism and the need to report such incidents to the MCSO. Ms. Warnick gave a presentation to everyone present on a crime-mapping software program and how use it online. Emphasis was placed on the reporting of all incidents of vandalism to the MCSO for analysis.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Bea Miller expressed concern about a motorbike being ridden in the playground mulch.

Ken Weaver expressed concern over the lack of security and unauthorized users on the tennis courts.

Phil Smith expressed concern about the 12-to-15-year-old teenagers vandalizing the clubhouse.

Carrie McQueen, Bea Waller, Sally Novak and Lorna Smith each voiced their support for Kristy Bryan being appointed to fill the vacant Board supervisor seat.

Kristy Bryan explained why she would like to be appointed to serve on the Board.

**THIRD ORDER OF BUSINESS**

**Aquatic Services Update**

John MacNeill of Aquagenix was present to review the quarterly maintenance report (Exhibit A) for the Board. He discussed recent maintenance events and the status of the District's ponds and wetland areas.

**FOURTH ORDER OF BUSINESS**

**GreyHawk Landing West Update**

Mr. Phillips informed the Board that the VPN was installed and up and running between the clubhouse and the recreation center. Discussion was held regarding the concern for security at the clubhouse facilities after hours and concluded that there should be an ALERT Protective Services security guard at the facilities until 11:00 p.m. each evening and that all doors to the facilities should be secured except the one near where the guard sits so he/she can better observe who is entering the premises.

Mr. Kyte expressed his concern about the lack of a gate off of 117<sup>th</sup> Street where building has begun. Mr. Evans indicated that a gate is proposed to be constructed by the developer. The Board asked Mr. Phillips to obtain a quote to add another camera at the pool entrance.

**FIFTH ORDER OF BUSINESS**

**Access System Update**

Ms. Phillips informed the Board that recently she has processed over 1,000 access cards and estimated that about 75% of those eligible have received their cards.

The Board discussed the need for access control at the tennis courts and to gain better control of rest room usage at the clubhouse.

**SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting Held Mar. 27, 2014**

Mr. Cox presented the minutes of the Board of Supervisors' Meeting held on March 27, 2014 to the Board for consideration. Mr. Cohen noted a sentence in the sixth order of business appeared to be out of place and should be removed, and the Board agreed.

On a Motion by Ms. McDonald, seconded by Mr. Evans, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on March 27, 2014 as amended for the GreyHawk Landing Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for March 2014**

Mr. Cox presented the Operation & Maintenance Expenditures for March 2014 totaling \$118,698.30 to the Board for ratification.

On a Motion by Mr. Kyte, seconded by Mr. Plaia, with all in favor, the Board ratified the Operation & Maintenance Expenditures for March 2014 totaling \$118,698.30 for the GreyHawk Landing Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Board Member  
Appointment**

Mr. Cox reminded the Board that seat #3 became vacated upon Julie Mekhail's resignation at the last meeting and that three residents – Kristy Bryan, Ali Taha, and Tony Vasile – have expressed interest in filling the vacancy.

Ms. Bryan and Mr. Vasile were present at the meeting and were given the opportunity to introduce themselves to the Board members, who asked questions. At the conclusion of the Board's interviews Mr. Cox opened the floor to nominations for filling the vacant seat. Mr. Plaia nominated Mr. Vasile for the position. As there were no other names volunteered, Mr. Cox closed the floor to nominations and asked for a vote.

On a Motion by Mr. Kyte, seconded by Mr. Evans, with three in favor and one (Ms. McDonald) opposed, the Board appointed Anthony ("Tony") Vasile Jr. to serve on the Board of Supervisors in seat #3 for the remainder of its term ending in November 2014 for the GreyHawk Landing Community Development District.

Mr. Vasile joined the other supervisors at the meeting table and Mr. Cox administered the Oath of Office to Mr. Vasile, who indicated he would accept compensation for serving on the Board. Mr. Cohen then reviewed Sunshine Laws and Florida Code of Ethics rules for public officials for Mr. Vasile.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-03,  
Designating Officers**

Mr. Cox presented Resolution 2014-03 to the Board for consideration and explained the necessity for the resolution and opened the floor to nominations for the positions of chairman and vice chairman. Mr. Plaia nominated Mr. Kyte for chairman and Mr. Kyte nominated Mr. Plaia for vice chairman. As there were no other nominations, Mr. Cox explained that the

remaining Board members would serve as assistant secretaries along with himself and fellow Rizzetta & Company District Manager Matthew Huber.

On a Motion by Mr. Evans, seconded by Ms. McDonald, with all in favor, the Board approved Resolution 2014-03, Designation of Officers, for the GreyHawk Landing Community Development District.

**TENTH ORDER OF BUSINESS**

**Discussion of Security Service  
Confrontation**

Mr. Cox presented the background of an incident which occurred between resident Brian Lentz of 301 Snpadragon Loop and an ALERT Protective Services security guard who requested Mr. Lentz's children to produce District-issued access ID cards while fishing on a pond in the community. Discussion by the Board and staff ensued. Mr. Cox read aloud the letter that was sent to Mr. Lentz about the confrontation. The Board reviewed the incident and received comments from Mr. Lentz, who was present at the meeting to speak with the Board.

A motion to suspend Mr. Lentz's privileges of use of the District's amenities facilities for thirty (30) days was made by Ms. McDonald and seconded by Mr. Plaia. With two in favor and three (Mr. Kyte, Mr. Evans and Mr. Vasile) opposed, the motion failed. Mr. Evans then made a motion to take no further action on the matter which passed.

On a Motion by Mr. Evans, seconded by Mr. Vasile, with three in favor and two (Ms. McDonald and Mr. Plaia) opposed, the Board took no action against resident Brian Lentz of 301 Snapdragon Loop for the GreyHawk Landing Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**District Counsel – Andy Cohen**

Mr. Cohen provided an update on the status of the force main connection project with Ravencrest.

**District Engineer – Rick Schappacher**

Mr. Schappacher informed the Board that the pipeline for the Ravencrest force main connection tie-in, which was installed using a directional boring process, was installed incorrectly as the pipeline was located outside the right-of-way and outside of the existing easement by a significant distance. Mr. Schappacher explained his concern that the location of the pipe is such that if the property was developed any further, the pipeline could be directly involved. After discussion the Board agreed that the pipe will have to be reinstalled in the proper location in the right-of-way, the existing pipe could be capped off and left where it is, and that the developer should be asked to pay for the time devoted by District Counsel and the District Engineer to investigating this error.

On a Motion by Ms. McDonald, seconded by Mr. Evans, with all in favor, the Board authorized staff to take action requiring the developer to reinstall the force main connection pipeline in the correct location and to pay for extra billing time incurred by District Counsel and the District Engineer caused by the improper installation for the GreyHawk Landing Community Development District.

Mr. Schappacher then discussed a depressed area on Snapdragon Loop he had inspected and concluded there is a pipe which is leaking and allowing dirt to enter. After discussion the Board asked Mr. Schappacher to gather proposals to have the area inspected further and repaired. Mr. Schappacher also advised that he working on a SWFWMD inspection for Phase I that is overdue.

**Field Manager – Jon Phillips**

Mr. Phillips provided the Board with an update of the renovations underway at the recreation center with regard to pool resurfacing and the “Play ‘n’ Spray” equipment. He indicated that the new date for estimated completion is approximately mid-May.

Mr. Cox presented four proposals for pressure-washing the curbs along Greyhawk Boulevard. After discussion the Board asked that staff contact vendor Under Pressure to determine if they would match the lowest cost of \$2,510.00 for the work (as submitted by Gorilla Klean) and if they would not, then the proposal from Gorilla Klean would be accepted instead.

On a Motion by Mr. Plaia, seconded by Ms. McDonald, with all in favor, the Board accepted the proposal from Under Pressure for pressure-washing the curbs along Greyhawk Boulevard for an amount not to exceed \$2,510.00, the price proposed by Gorilla Klean and accepted secondary to Under Pressure’s proposal, for the GreyHawk Landing Community Development District.

Mr. Cox then explained to the Board that there is still only one proposal for installation of mulch in the newly landscaped area at the front of the community, from Big Earth for 675 cubic yards of mulch installed for a total price of \$3,041.25.

On a Motion by Ms. McDonald, seconded by Mr. Vasile, with all in favor, the Board accepted the proposal from Big Earth for the purchase and installation of 675 cubic yards of mulch at a total price of \$3,041.25 for the GreyHawk Landing Community Development District.

**District Manager – Greg Cox**

Mr. Cox announced that the next regular meeting is scheduled to be held at 6:00 p.m. on May 22, 2014 and advised that the Events Committee had requested approval to change the end time of the New Year’s Eve party from 1:00 a.m. to 2:00 a.m., to which the Board had no objection. He also reminded the Board that there are three Board seats

(#1, #3 and #5) up for election in November 2014 and that the qualifying period ends at noon on June 20<sup>th</sup>, and announced that the number of registered voters in the District was 1,508 as of April 15, 2014 according to the county Supervisor of Elections office.

Mr. Cox then confirmed he had requested rate information from the Florida Highway Patrol for off-duty deputy services and presented a proposal from State Alarm for maintenance of security cameras and equipment. After discussion the Board took no formal action regarding the proposal.

**TWELFTH ORDER OF BUSINESS**

**Monthly Summary of Unaudited Financial Statements**

Mr. Cox presented and reviewed for the Board a summary of the unaudited financial statements as of March 31, 2014.

**THIRTEENTH ORDER OF BUSINESS**

**Action Items List Review**

Mr. Cox reviewed the action items list with the Board and the status of items on it.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Kyte discussed the topic raised earlier during the audience comments portion of the meeting regarding the berm at the back entrance to the community and agreed that additional work is needed in that area. He also informed the other Board members that he had received a request for a copy of the email list maintained by District staff and discussed procedures for the release of such a list upon request.

Brief discussion was held regarding the forthcoming proposed budget scheduled for presentation at the May 22<sup>nd</sup> meeting.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Kyte, seconded by Mr. Plaia, with all in favor, the Board adjourned the meeting at 9:12 p.m. for the GreyHawk Landing Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/ Vice Chairman

# **Exhibit A**

04-22-14

Account: Greyhawk Landings & Greyhawk West  
Prepared by: Mike Kaighin & John MacNeill

Open water treatments were performed on: 02-12-14, 02-26-14, 03-21-14, 04-16-14,

Wetland crew treatments will be performed on: 04-28-14, 04-29-14 & 04-30-14

Manager's Inspection was performed on: 04-16-14

Next open water treatment scheduled: 04-29-14

**February Treatments:**

**Greyhawk Landings**

- The treatment on February 12<sup>th</sup> focused on the following:
  - Spot treated algae in Lake #'s 1-10, 21, 29, 33, 36, 37, 43-45 & 49-51
- The treatment on February 26<sup>th</sup> focused on the following:
  - Spot treated algae in Lake #'s 1-10, 15, 19-24, 31-35 & 41-44.
  - Spot treated shoreline grasses & weeds in Lake #'s 15, 19-21, 22-24, 31-39, 41-47, 50 & 51.
  - Targeted submersed (Hydrilla) in Lake #35.

**Greyhawk West**

- The treatment on February 12<sup>th</sup> focused on the following:
  - Spot treated algae in Lake #'s 1-10
- The treatment on February 26<sup>th</sup> focused on the following:
  - Spot treated algae in Lake #'s 1-10

**March Treatment:**

**Greyhawk Landings**

- The treatment on March 21<sup>st</sup> focused on the following:
  - Spot treated algae and inspected all lakes.
  - Targeted floating (duckweed) in Lake #13.

**Greyhawk West**

- The treatment on March 21<sup>st</sup> focused on the following:
  - Spot treated algae in Lake #'s 1-10.

**April Treatments:**

**Greyhawk Landings**

- The treatment on April 16<sup>th</sup> focused on the following:
  - Spot treated algae in Lake #'s 15, 20 – 26, 33-37 & 40-48.
- The treatment on April 28<sup>th</sup> will focus on the following:
  - Spot treat algae where needed.
  - Target floating vegetation (water lettuce) in Lake #39.
  - Target submersed vegetation where needed.

**Greyhawk West**

- The treatment on April 16<sup>th</sup> focused on the following:
  - Spot treated algae in Lake #'s 1-10.
- The treatment on April 28<sup>th</sup> will focus on the following:
  - Spot treat algae where needed.
  - Spot treat perimeter weeds and grasses.



**April's Treatment (Wetland Crew Activities):**

**Greyhawk Landings**

- The wetland and littoral treatment on April 28<sup>th</sup> – 29<sup>th</sup> will focus on the following:
  - Target Cattails, torpedo grass & primrose willow in wetland 6, 15 & 16 (center ditch cutting through the property) and the ditch adjacent to pond #20, which is not numbered.
  - Target invasive vegetation in wetland #'s 7, 8, 9, 10 & 12.
  - Target invasive vegetation in wetland #25.

**Greyhawk West**

- The wetland and littoral treatment on the 30<sup>th</sup> will focus on the following:
  - Target pepper tree regrowth in preserve #'s 1-6.

**Manager's Objectives:**

Overall the lakes are in good condition. The water level in most of the lakes is still below normal levels. The perimeter beneficial plants are rebounding with the warmer weather. The submersed vegetation is starting to come back and we will be addressing this over the next few months. Floating invasive vegetation primarily duckweed and water lettuce is starting show up in several lakes. The water birds are thinning out now that summer is nearing. We are in the process of developing a supplemental planting plan for the littoral areas and perimeters of selective lakes. The fishing tournament is this weekend and Aquagenix is proud to assist with food and staff.

**Pictures:**

Lake #1 littoral area

The littoral area needs more aquatic plants to be in compliance.



**Lake #13** The picture shows Baby tears that have been treated and are breaking loose from the bottom and dying.



**Lake #25** The picture shows algae that has been treated and is turning white and dying off.





Lake 39 The pictures shows water lettuce that will be targeted during our next scheduled visit.



If the board has any questions or concerns, please feel free to contact us.

Sincerely,

Michael Kaighin & John MacNeill