

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, September 25, 2014 at 6:05 p.m.** at 12350 Mulberry Avenue, Bradenton, Florida 34212.

Present and constituting a quorum were:

Mike Plaia	Board Supervisor, Vice Chairman
Tony Vasile Jr.	Board Supervisor, Asst. Secretary
Jeff Evans	Board Supervisor, Asst. Secretary

Also present were:

Ollie Kyte	Board Supervisor, Chairman <i>(via speakerphone)</i>
Sandy McDonald	Board Supervisor, Asst. Secretary <i>(via speakerphone)</i>
Greg Cox	District Manager; Rizzetta & Company, Inc.
David Jackson	District Counsel; Persson & Cohen, P.A.
Jon Phillips	Field Manager
Ed Maro	Field Manager
Linda Phillips	Assistant 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

Audience Comments

Lindsey Wilson informed the Board that the lights on the back entrance monument are not working.

Domenic Bianco asked the Board to revisit his request that the pool rules be changed to allow the use swim training devices in the pool.

Ali Taha expressed his appreciation for the tennis court improvements but indicated there are more to be made and advised the Board of other local courts to look at for comparison.

THIRD ORDER OF BUSINESS

GreyHawk Landing West Update

Mr. Maro advised the Board he had large rocks installed near the entrance to the new gate in GreyHawk Landing West to prevent individuals from driving around the gate.

FOURTH ORDER OF BUSINESS

Aquatic Service Update

Aquagenix account manager John MacNeil provided the Board with information related to his most recent aquatic services report. He advised the Board he will submit a proposal for the maintenance of drainage swales in GreyHawk Landing West that they also recently had sprayed to remove vegetation. He also informed the Board that the plants installed approximately a month earlier did not perform as well as he had hoped so his staff installed another 1,000 plants at no charge to the District, and noted a problem with hydrilla in pond #34.

Mr. Kyte suggested that the District Engineer look at the large pond in GreyHawk Landing West to assess the steepness of the pond banks and consider ways to prevent erosion.

FIFTH ORDER OF BUSINESS

Recreation Center Update

Mr. Cox informed the Board that Duane Atkinson of COMPAC was in attendance at the meeting and wanted to address the Board regarding the Play 'n' Spray maintenance issue. Mr. Atkinson explained that the paint used on the large steps had apparently been contaminated with metal dust in his shop, which was what was causing rust spots to appear, because the steps themselves are made of stainless steel and therefore would not rust. He agreed that when the Board could decide on a time when the pool water level could be lowered he would send a crew in to polish off the areas of paint in need of repair.

SIXTH ORDER OF BUSINESS

Discussion of Security Staff Expense

The Board then took up discussion of current security service agreement costs as related to the coming fiscal year's budget. Mr. Cox explained that the approved budget did not account for the increased hours that have been added to the security staff schedule since March of the current year. Mr. Cox then presented a cost breakout provided by ALERT Protective Services and advised that staff was in attendance to explain how the Affordable Care Act was also going to cause the company to request the Board's approval of a rate increase. Discussion ensued. The Board examined the current hours and schedule for security staff at the front entrance, the recreation center and the clubhouse.

<p>On a Motion by Mr. Vasile, seconded by Mr. Plaia, with all in favor, the Board approved the reduction of security staff hours at the recreation center to six (6) hours per day for the GreyHawk Landing Community Development District.</p>

The Board asked staff to bring to the next meeting a recommended schedule with further decreased hours for ALERT security staff.

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The ALERT staff members then gave a presentation on how the Affordable Care Act would affect the company beginning January 1, 2015 and that the company needs to slightly increase contract line items in order to account for the added costs.

On a Motion by Mr. Evans, seconded by Mr. Vasile, with all in favor, the Board approved the request from ALERT Protective Services to include a line item increase of not more than \$0.50 per hour effective January 1, 2015 due to costs associated with the Affordable Care Act for the GreyHawk Landing Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Audit Review Committee Meeting Held Aug. 28, 2014

Mr. Cox presented the minutes of the Audit Review Committee Meeting held on August 28, 2014 to the Board for consideration.

On a Motion by Mr. Evans, seconded by Mr. Vasile, with all in favor, the Board approved the minutes of the Audit Review Committee Meeting held on August 28, 2014 as presented for the GreyHawk Landing Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held Aug. 28, 2014

Mr. Cox presented the minutes of the Board of Supervisors' Meeting held on August 28, 2014 to the Board for consideration.

On a Motion by Mr. Plaia, seconded by Mr. Evans, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on August 28, 2014 as presented for the GreyHawk Landing Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for August 2014

Mr. Cox presented the Operation & Maintenance Expenditures for August 2014 totaling \$89,332.44 to the Board for ratification.

On a Motion by Mr. Evans, seconded by Mr. Plaia, with all in favor, the Board ratified the Operation & Maintenance Expenditures for August 2014 totaling \$89,332.44 for the GreyHawk Landing Community Development District.

TENTH ORDER OF BUSINESS

Discussion of Landscape & Irrigation Contract Renewal

Mr. Cox presented the draft Request for Proposal document to the Board and explained that with the expiration of the current contract for landscape and irrigation maintenance on November 30, 2014, there is the requirement for a formal RFP process to select the next contractor. Mr. Cox advised that the current vendor, ValleyCrest, has agreed to continue service on a month-to-month basis pending the outcome of the selection process should it run past the November 30, 2014 contract ending date.

On a Motion by Mr. Vasile, seconded by Mr. Evans, with all in favor, the Board authorized staff to proceed with the landscape and irrigation maintenance contract Request for Proposals process for the GreyHawk Landing Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Arbitrage Rebate Calculation Report

Mr. Cox presented the latest arbitrage rebate calculation report from LLS Tax Solutions to the Board for consideration.

On a Motion by Mr. Vasile, seconded by Mr. Evans, with all in favor, the Board authorized the acceptance and filing of the arbitrage rebate calculation report for the GreyHawk Landing Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

District Counsel – David Jackson

Mr. Jackson had no additional information to report.

District Engineer – Rick Schappacher

Not present; no information to present.

Field Managers – Jon Phillips, Ed Maro

As Mr. Phillips is preparing to retire at the end of the month, Mr. Cox thanked him for all the work he has done for the District

i. Recreation Center Update

Mr. Cox provided an update for the Board on recent activities and events. There was discussion regarding repairs to the paver grout; the office computer being replaced; and consideration to have the Play ‘n’ Spray surface repaired in November versus later on.

Mr. Cox then presented three proposals obtained by Mr. Maro for resurfacing the tennis courts and basketball court. Two proposals, from Stewart Tennis & Fencing and

from Welch Tennis, each were for the total amount of \$12,400.00 and the proposal from Florida Play Structures was for \$18,750.00. Discussion ensued. The Board chose to accept the proposal from Welch Tennis but asked staff to seek a \$1,000.00 reduction on the tennis court portion of the proposal to match Stewart Tennis & Fencing's price for that item.

On a Motion by Mr. Plaia, seconded by Mr. Vasile, with all in favor, the Board accepted the proposal from Welch Tennis for tennis court and basketball court resurfacing in the amount of \$12,400.00 with the request for staff to seek a \$1,000.00 reduction in price for the GreyHawk Landing Community Development District.

Mr. Cox and Mr. Maro then presented proposals from Florida Patio Furniture and from Admiral Outdoor for pool table umbrellas and umbrella stands. Board discussion ensued. Mr. Plaia asked staff to determine whether or not the umbrellas from Florida Patio Furniture are made with Sunbrella® fabric.

ii. Clubhouse Update

Mr. Maro provided an update for the Board, advising of a roof leak discovered in the clubhouse ceiling that the developer is taking action to repair.

iii. Operations/Maintenance Update

Mr. Maro informed the Board that maintenance staff member Marvin Powell designed a shade cover for the pool equipment at the recreation center which keeps the sun from causing the equipment to overheat and shut off.

Mr. Cox presented to the Board a performance evaluation for Mr. Powell as prepared by Mr. Phillips and asked the Board to consider a merit pay increase of \$1.00 per hour. As this was an off-agenda item, the Board welcomed comments from the audience on the topic. There was one question regarding Mr. Powell's hours.

On a Motion by Mr. Evans, seconded by Mr. Vasile, with all in favor, the Board approved a merit pay increase of \$1.00 per hour for maintenance staff member Marvin Powell for the GreyHawk Landing Community Development District.

Mr. Cox then introduced an item related to changes in the Employee Handbook. He made the recommendation of changing the waiting period for authorization of paid time off ("PTO") from six months on the job to after completion of the 90-day probationary employment period, and the same change for authorization of paid holiday vacation days. Mr. Evans amended the second change to be no waiting period for paid holiday authorization. As the topic was an off-agenda item of discussion the Board welcomed comments from the audience. There were none.

On a Motion by Mr. Evans, seconded by Mr. Vasile, with all in favor, the Board approved amendments to the District's Employee Handbook to reflect changes to the waiting period for authorization of paid time off from six months to 90 days and no waiting period for paid holiday vacation days for the GreyHawk Landing Community Development District.

District Manager – Greg Cox

Mr. Cox announced that the next regular meeting is scheduled to be held on October 23, 2014 at 6:00 p.m.

i. Monthly Financial Status & Summary Report

Mr. Cox presented and reviewed the monthly financial status and summary report as of August 31, 2014 for the Board. He advised that a budget amendment for Fiscal Year 2013-2014 would be required and should be completed within sixty (60) days of the end of the current fiscal year.

ii. Action Items List Review

Mr. Cox presented the action items list to the Board and reviewed it with them.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

The Board discussed briefly the resident request to change the rules and allow swim training equipment to be used in the pool but expressed no interest in making any changes.

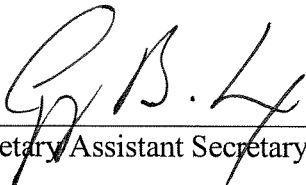
Mr. Kyte asked staff to determine why the irrigation system along Greyhawk Boulevard continues to operate during daytime hours.

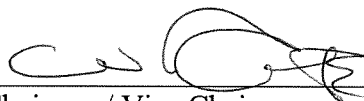
Mr. Plaia advised that he is preparing to meet with a representative from a company that provides a mosquito protection system which might be useful when holding events at the clubhouse.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Plaia, seconded by Mr. Evans, with all in favor, the Board adjourned the meeting at 8:10 p.m. for the GreyHawk Landing Community Development District.


Secretary Assistant Secretary


Chairman/ Vice Chairman