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**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 26, 2014 at 6:12 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, Vice Chair</b>
Tony Vasile Jr.	<b>Board Supervisor, Asst. Secretary</b>
Jeff Evans	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Sandy McDonald	<b>Board Supervisor, Asst. Secretary</b> ( <i>via speakerphone</i> )
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>

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**

Linda Brooks discussed golf carts in GreyHawk Landing West and asked if they are authorized. The Board responded that the POA is the responsible agency.

**THIRD ORDER OF BUSINESS**

**GreyHawk Landing West Update**

Mr. Evans advised that the gate on 17<sup>th</sup> has been installed. Mr. Cohen confirmed that Phase III plat continues to be adjusted and accepted by the County. Mr. Kyte commented that the District does not meet the criteria to warrant a traffic study by the FDOT. Mr. Cox provided an update on the draft maintenance agreements with GreyHawk Landing West. Mr. Kyte asked Mr. Evans to contact the developer about having the temporary cow gate removed.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting Held May 22, 2014**

Mr. Cox presented the minutes of the Board of Supervisors' Meeting held on May 22, 2014 to the Board for consideration. Mr. Kyte asked if tree trimming and sidewalk repairs mentioned in the audience comments had been addressed. Brief discussion ensued.

On a Motion by Mr. Vasile, seconded by Mr. Evans, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on May 22, 2014 as presented for the GreyHawk Landing Community Development District.

**FIFTH ORDER OF BUSINESS**

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

Mr. Cox presented the Operation & Maintenance Expenditures for May 2014 totaling \$110,912.87 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 May 2014 totaling \$110,912.87 for the GreyHawk Landing Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Changes to Common Area Policies**

Mr. Cox introduced the topic for discussion. Mr. Kyte presented and reviewed his proposed changes to the policies for the other Board members' consideration. Discussion ensued.

On a Motion by Mr. Vasile, seconded by Mr. Kyte, with all in favor, the Board approved the changes to the Common Area Policies with the addition of the Florida Administrative Code reference to spa usage rules for the GreyHawk Landing Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Pool Heat Pump Proposals**

Mr. Cox presented proposals for a new pool heat pump to the Board for consideration.

On a Motion by Mr. Kyte, seconded by Mr. Vasile, with all in favor, the Board approved the proposal from Dart Services for the purchase and installation of a 120,000-BTU pool heat pump in the amount of \$3,995.00 for the GreyHawk Landing Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Pool Furniture Proposals**

Mr. Cox presented pool furniture proposals to the Board for consideration. Discussion

ensued. The Board tabled making a decision and asked staff to obtain additional proposals for consideration.

**NINTH ORDER OF BUSINESS**

**Consideration of Holiday Decorations Proposals**

Mr. Cox presented holiday decorations proposals to the Board for consideration. Discussion ensued. The Board tabled making a decision and asked staff to obtain additional proposals for consideration.

**TENTH ORDER OF BUSINESS**

**Consideration of Audit Review Committee Recommendations**

Mr. Cox presented the recommendations of the Audit Review Committee with regard to selection criteria and proposal instructions to the Board for consideration.

On a Motion by Mr. Vasile, seconded by Mr. Kyte, with all in favor, the Board accepted the recommendations of the Audit Review Committee regarding selection criteria and instructions to proposers 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 Ravencrest development project and reimbursement for Counsel and Engineer expenditures related to the project. He also reviewed the upcoming election and qualified candidates for the election.

**District Engineer – Rick Schappacher**

Not present; no information to present. Mr. Cox advised that repairs to the depressed pavement area on Snapdragon Loop are underway and indicated he had also asked Mr. Schappacher to look at and assess the sump area by the entrance on Mulberry.

**Field Manager – Jon Phillips**

Mr. Phillips provided an update on the recreation center, reporting that conduits and wiring have been pulled for access card system installations at the tennis court area; the Play 'n' Spray still needs some work on the water spray; and 1,500 access tags have been issued. He also indicated that the front and two sides of the rec center need to be pressure-washed.

Mr. Cox provided a security update for the Board. Brief discussion ensued regarding speeding and traffic ticketing. Mr. Cox and Mr. Plaia presented a proposal from Suncoast Landscape in the amount of \$887.00 for upgrading the landscaping in the

southwest corner area of the pond by the recreation center in order to compliment the aquatic plantings. Mr. Plaia said the Board had already approved the idea but that the exact plants had not been determined and that was the purpose of the proposal. He confirmed that the installations would be done for the previously approved price of \$800.00.

On a Motion by Mr. Vasile, seconded by Mr. Kyte, with all in favor, the Board accepted the proposal from Suncoast Landscape to upgrade the corner of the recreation center pond for an amount not to exceed \$800.00 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 July 24, 2014. He then discussed looking for Linda Phillip's replacement for when she retires and advised that one individual who appears to be qualified, Chiaki Mullins, has been interviewed, is undergoing a background check and drug-testing, and is scheduled to begin work on June 30<sup>th</sup>. Mr. Kyte added his comments and spoke about Mr. Phillips' retirement at the end of September. The recommendation was that the new staff member replacing Mr. Phillips should be offered a position to begin in mid-July.

On a Motion by Mr. Kyte, seconded by Mr. Vasile, with all in favor, the Board authorized staff to advertise the open position for a District field manager for the GreyHawk Landing Community Development District.

**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 May 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. Evans asked for job descriptions to be given to the Board members and that staff share with the Board any resumes received.


Mr. Vasile indicated he has priced out patrol costs and asked for a quote to have a security guard at the front gate full-time. He also inquired about postings for the field manager positions and asked to use emails.

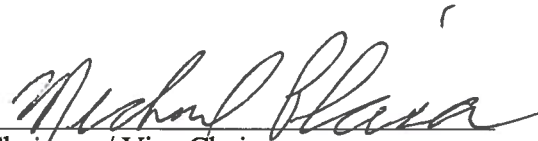
Mr. Kyte asked about the budget for street markings and also about looking into the purchase of a new volleyball net at the clubhouse.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Evans, seconded by Mr. Plaia, with all in favor, the Board adjourned the meeting at 8:19 p.m. for the GreyHawk Landing Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman