
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 public hearing and regular meeting of the Board of Supervisors of the GreyHawk Landing Community Development District was held on **Thursday, July 24, 2014 at 6:00 p.m.** at 12350 Mulberry Avenue, Bradenton, Florida 34212.

Present and constituting a quorum were:

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

Also present were:

Ollie Kyte	Board Supervisor, Chair <i>(via speakerphone)</i>
Sandy McDonald	Board Supervisor, Asst. Secretary <i>(via speakerphone)</i>
Greg Cox	District Manager; Rizzetta & Company, Inc.
Andy Cohen	District Counsel; Persson & Cohen, P.A.
Jon Phillips	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 suggested the order of the agenda be changed.

Debi Romano requested that the clubhouse doors be left electronically unlocked during community events so they do not have to be propped open, letting out the cool air.

Domenic Bianco asked that the pool rules be amended to allow the use of swim training equipment in the pool.

Art Zielinski suggested that additional trees need trimming beyond what has been done.

He also suggested that a bike rack should be installed outside the pool fence at the clubhouse.

Lorna Smith suggested that quarterly meetings be held for question-and-answer sessions with the residents and the Board.

THIRD ORDER OF BUSINESS

GreyHawk Landing West Update

Mr. Evans informed the other Board members that the temporary gate at the traffic circle will remain in use until the permanent gate for GreyHawk Landing West on 117th is activated.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held June 26, 2014

Mr. Cox presented the minutes of the Board of Supervisors' Meeting held on June 26, 2014 to the Board for consideration.

Mr. Cox also reminded those present that Mr. Kyte and Ms. McDonald would not be voting on any motions made during the meeting as it is not allowed per the District's Rules of Procedure.

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 June 26, 2014 as presented for the GreyHawk Landing Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for June 2014

Mr. Cox presented the Operation & Maintenance Expenditures for June 2014 totaling \$83,391.29 to the Board for ratification.

On a Motion by Mr. Plaia, seconded by Mr. Evans, with all in favor, the Board ratified the Operation & Maintenance Expenditures for June 2014 totaling \$83,391.29 for the GreyHawk Landing Community Development District.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2014-2015 Final Budget / Presentation of Proposed Final Budget

Mr. Cox presented the previously approved Fiscal Year 2014-2015 proposed budget with added revisions to the Board for consideration and advised that adoption of the final budget requires a public hearing to be held. Mr. Cox explained that the total revenues and total expenditures were revised to reflect the true-up which had been completed in the GreyHawk Landing West portion of the District, reducing the number of lots by ten which in turn reduced the assessment totals. Mr. Cox further explained that the reduction in revenues resulted in an

equal adjustment to the amount of funds budgeted for transfer to capital reserves.

On a Motion by Mr. Plaia, seconded by Mr. Evans, with all in favor, the Board opened the public hearing portion of the meeting for the GreyHawk Landing Community Development District.

Mr. Cox asked the public if they had any questions or comments on the budget. There were questions on budget line item increases that Mr. Cox and the Board explained were due to the new clubhouse being built and also the developer no longer funding certain things. Brief discussion ensued. Mr. Cox asked the Board for a motion to close the public hearing portion of the meeting.

On a Motion by Mr. Vasile, seconded by Mr. Evans, with all in favor, the Board closed the public hearing portion of the meeting for the GreyHawk Landing Community Development District.

Mr. Cox continued discussion of the budget with the Board and asked if there were any changes to be made. There were no changes suggested and no further discussion.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-05,
Adopting the Fiscal Year 2014-2015 Final
Budget**

Mr. Cox presented Resolution 2014-05 to the Board for consideration.

On a Motion by Mr. Plaia, seconded by Mr. Evans, with all in favor, the Board adopted Resolution 2014-05, Adopting the Final Budget for Fiscal Year 2014-2015, for the GreyHawk Landing Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2014-06,
Imposing Special Assessments and
Certifying Roll**

Mr. Cox presented Resolution 2014-06 to the Board for consideration and explained the purpose of the resolution.

On a Motion by Mr. Vasile, seconded by Mr. Plaia, with all in favor, the Board adopted Resolution 2014-06, Imposing Special Assessments and Certifying Roll, for the GreyHawk Landing Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2014-07,
Adopting the Fiscal Year 2014-2015
Meeting Schedule**

Mr. Cox presented Resolution 2014-07 to the Board for consideration and reviewed the suggested dates of the meeting schedule.

On a Motion by Mr. Evans, seconded by Mr. Plaia, with all in favor, the Board adopted Resolution 2014-07, Adopting the Fiscal Year 2014-2015 Meeting Schedule, for the GreyHawk Landing Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Maintenance Agreement
with GreyHawk Landing West**

Mr. Cox presented to the Board for consideration a draft maintenance agreement between the District and GreyHawk Landing West, LLC (developer of the GreyHawk Landing West parcel) which specifies the responsibilities for maintenance of areas within the GreyHawk Landing West area for fiscal year 2014-2015. Brief discussion ensued and the Board agreed upon its approval.

On a Motion by Mr. Vasile, seconded by Mr. Plaia, with all in favor, the Board approved in substantial form the GreyHawk Landing West maintenance agreement between the District and the developer, GreyHawk Landing West, LLC, for fiscal year 2014-2015 and authorized the Chairman to execute the agreement in final form for the GreyHawk Landing Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Audited Financial
Statements for Fiscal Year Ended Sep. 30,
2013**

Mr. Cox presented to the Board for consideration the audited Financial Statements for Fiscal Year Ended September 30, 2013 and summarized for the Board the auditor's findings and District Management staff assessment of the report.

On a Motion by Mr. Plaia, seconded by Mr. Evans, with all in favor, the Board authorized the acceptance and filing of the audited Financial Statements for Fiscal Year Ended September 30, 2013 for the GreyHawk Landing Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

District Counsel – Andy Cohen

Mr. Cohen provided an update on the status of the Ravencrest development project.

District Engineer – Rick Schappacher

Not present; no information to present.

Field Manager – Jon Phillips

Mr. Phillips provided an update on the recreation center, reporting that the Play ‘n’ Spray was not yet fully operational and that a small amount of rust had been located in spots under water. The Board directed staff not to complete payment to ComPac until those issues are resolved.

Mr. Phillips described the need for the project of wall painting to begin and recommended developing a one-year plan for the painting to be completed. He advised that the pool pumps are getting old and in need of possible replacement. Mr. Plaia asked that Mr. Phillips determine the actual age of the equipment to ascertain if the pumps have reached their normal life span.

Mr. Phillips indicated that the ADA chair lift had been repaired and that the chair is tested routinely. He also advised that 1,650 access cards have been created so far and the staff schedule for making the cards is returning to the regular Monday–Friday schedule.

Mr. Cox informed the Board there were still two pool furniture proposals for replacement table tops and chairs outstanding for consideration. Discussion ensued.

On a Motion by Mr. Vasile, seconded by Mr. Plaia, with all in favor, the Board accepted the proposals from Florida Patio Furniture for the purchase of 25 table tops for \$1,950.00 and 55 chairs for \$4,406.00 for the GreyHawk Landing Community Development District.

Mr. Cox then presented proposals from Terry’s Trees and ValleyCrest Landscape to elevate the canopy and prune trees along Greyhawk Boulevard. Discussion ensued.

On a Motion by Mr. Vasile, seconded by Mr. Plaia, with all in favor, the Board accepted the proposal from ValleyCrest Landscape in the amount of \$4,736.00 to elevate the canopy and prune trees along Greyhawk Boulevard for the GreyHawk Landing Community Development District.

With regard to the clubhouse, Mr. Phillips reported that a power surge caused electrical damage to some circuits, the extent of which is still being assessed.

Mr. Cox provided a security update for the Board, advising that the cost estimate for an additional security officer, enabling full-time coverage at the front gate and keeping the existing patrols, is approximately \$50,000.00 per year. After reviewing summary sheets prepared by the Manatee County Sheriff’s Office, the Board held discussion regarding the issuance of tickets versus warnings.

District Manager – Greg Cox

Mr. Cox advised the next meeting is scheduled for 6:00 p.m. on August 28, 2014.

THIRTEENTH ORDER OF BUSINESS

Monthly Summary of Unaudited Financial Statements

Mr. Cox presented and reviewed the financial status and summary report as of June 30, 2014 for the Board.

FOURTEENTH ORDER OF BUSINESS

Action Items List Review

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

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no additional supervisor requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Plaia, seconded by Mr. Evans, with all in favor, the Board adjourned the meeting at 7:30 p.m. for the GreyHawk Landing Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman