

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, August 28, 2014 at 6:00 p.m.** at 12350 Mulberry Avenue, Bradenton, Florida 34212.

Present and constituting a quorum were:

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

Also present were:

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

The Board opened up the floor for a "town hall" style discussion with the members of the community to receive their questions and comments and entered into a dialogue with those attending.

Peter Lofquist thanked Jon and Linda Phillips for their service to the community, as they are soon retiring, and inquired if the Board had considered irrigating the common areas along the main boulevard from the traffic circle to the back gate. The Board explained that it is not common to irrigate the Bahia grass on common areas and that the cost to do so would be high.

Linda Brooks discussed the need for repairs to the nature trail behind Daisy Place. Mr. Phillips indicated he would have the area inspected.

Michael Miller questioned the status of the District's capital reserves and Mr. Cox explained the Board's long-term plans to increase them.

Lucille Tambe wanted to know when the pavement on her street would be resurfaced because it is cracking. Mr. Cox advised that the District Engineer had inspected the roads for the Board and found them to be in good shape despite the surface cracking which some persons find displeasing. The Board described their quandary over whether to prioritize spending based on purely aesthetic purposes.

Barbara King shared her concerns about weeds growing between the asphalt and the curb near her house. Mr. Phillips indicated he would have someone inspect the area.

Bea Miller asked if the debt service bonds could be refinanced to provide funds to resurface the roads. Mr. Cohen explained the refinancing process and advised that the District had refinanced a bond a few years ago which lowered the residents' assessments.

Lorna Smith asked why the roads are considered to be public, which prevents the community from disallowing access to the general public. Mr. Cohen explained the issue related to the use of tax-exempt bonds to build the roadways and the District being a public entity which makes the roadways public since the District owns them.

Jim Nimphie asked why the Sam Rodgers construction trailer still remains at the front entrance. The Board asked staff to inquire of the trailer's status.

Diane Demakis complained that last year's holiday decorations were not enough. The Board explained the cost factor of adding more lights.

Anne Lofquist asked the Board to purchase umbrellas for the pool area tables. The Board advised the item was going to be considered during the meeting that evening.

Dennis Fierle requested information regarding how long the CDD would be in existence. Mr. Cohen explained the timing of the bond debt payoff and that the CDD itself would not cease automatically at a certain date.

Diane Fierle requested that trees missing behind her residence at 115 Calladium Court be replaced where they once were. The Board asked staff to inspect the area.

Other general comments were made regarding non-action for mosquitos around the clubhouse area during evening events.

(The Board recessed the meeting at 7:03 p.m. in order to conduct the Audit Committee meeting. The CDD meeting was called back to order at 7:14 p.m. and Mr. Cox confirmed that

all attendees were still present.)

THIRD ORDER OF BUSINESS

GreyHawk Landing West Update

Mr. Cohen advised that the Chairman had executed the GreyHawk Landing West Phase III Final Plat and requested a Board motion to ratify the action.

On a Motion by Mr. Plaia, seconded by Mr. Evans, with all in favor, the Board ratified the execution of the GreyHawk Landing West Phase III Final Plat for the GreyHawk Landing Community Development District.

Mr. Cohen noted for the record that per the District's Rules of Procedure, Ms. McDonald is unable to vote during the meeting as she is attending the meeting via speakerphone.

Mr. Cox advised that the GreyHawk Landing West maintenance agreement for the upcoming fiscal year was executed by the developer and that the document was ready for execution by the Chairman. Mr. Cohen reminded the Board that they had previously approved the agreement.

Mr. Cohen informed the Board that the developer funding agreement was revised based on the number of units which had changed in the agreement as GreyHawk Landing West development continued and noted that the developer had executed the agreement.

The Board asked staff to communicate with the developer regarding status of the new gate in GreyHawk Landing West.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held July 24, 2014

Mr. Cox presented the minutes of the Board of Supervisors' Meeting held on July 24, 2014 to the Board for consideration. Mr. Cohen noted that a comment to reflect the opening of the public hearing on final budget adoption should be added.

On a Motion by Mr. Kyte, seconded by Mr. Vasile, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on July 24, 2014 as amended for the GreyHawk Landing Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for July 2014

Mr. Cox presented the Operation & Maintenance Expenditures for July 2014 totaling \$101,249.27 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 July 2014 totaling \$101,249.27 for the GreyHawk Landing Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Field Manager Selection

Mr. Cox explained the process which took place to hire a replacement for Field Manager Jon Phillips and announced that Ed Maro had been selected and offered the position. Mr. Cox advised that Mr. Maro accepted and intends to begin work on September 1st, overlapping with Mr. Phillips who intends to retire at the end of September.

On a Motion by Mr. Evans, seconded by Mr. Plaia, with all in favor, the Board ratified the hiring of Ed Maro as the new field manager for the GreyHawk Landing Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Audit Review Committee Recommendation

Mr. Cox presented to the Board for consideration the Audit Review Committee's recommendation to select Berger Toombs Elan Gaines & Frank as the company to provide year-end auditing services for the District.

On a Motion by Mr. Vasile, seconded by Mr. Plaia, with all in favor, the Board accepted the recommendation of the Audit Review Committee to select Berger Toombs Elan Gaines & Frank as the company to provide year-end auditing services for the GreyHawk Landing Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Events Committee Requests

Mr. Cox presented a list of schedule requests from the Events Committee to the Board for consideration.

On a Motion by Mr. Plaia, seconded by Mr. Evans, with all in favor, the Board approved the list of schedule requests submitted by the Events Committee for the GreyHawk Landing Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

District Counsel – Andy Cohen

Mr. Cohen had no additional information to report.

District Engineer – Rick Schappacher

Not present; no information to present.

(At 7:40 p.m. Ms. McDonald disconnected from the meeting.)

Field Manager – Jon Phillips

i. Recreation Center Update

Mr. Phillips provided an update on the rust conditions of the Play 'n' Spray, advising that the vendor is due back to make further evaluations and reporting that the pool would likely have to be closed and drained to some degree in order to make repairs. The Board discussed the timing of the closure but no firm decision was reached.

ii. Clubhouse Update

Mr. Phillips provided an update on repairs which were needed as a result of electrical storm damage. Mr. Cox presented a proposal from State Alarm in the amount of \$14,540.00 for extensive repairs to the components of the access system throughout the clubhouse and advised there is a pending insurance claim which should help the District recover all costs of repairs except the \$2,500.00 deductible.

On a Motion by Mr. Kyte, seconded by Mr. Vasile, with all in favor, the Board accepted the proposal from State Alarm for extensive repairs to the components of the access system throughout the clubhouse in the amount of \$14,540.00 for the GreyHawk Landing Community Development District.

iii. Security Update

Mr. Cox presented the off-duty deputies' summary activity report sheets for August to the Board for review. Brief discussion ensued.

iv. Operations/Maintenance Update

Mr. Phillips provided a verbal update of recent activities. The Board discussed their concerns regarding trash in the ponds.

District Manager – Greg Cox

Mr. Cox announced that the next regular meeting is scheduled to be held on September 25, 2014 at 6:00 p.m.

i. Monthly Summary of Unaudited Financial Statements

Mr. Cox presented and reviewed the monthly financial status and summary report as of July 31, 2014 for the Board.

ii. Action Items List Review

Mr. Cox presented the action items list to the Board for review.

Mr. Cox presented the proposal from Tree Trimmers Holiday Decorations for decorating services during the holiday season in the amount of \$6,585.00. After discussion the Board accepted the proposal and authorized staff to add another \$500.00 worth of improvements to the proposal.

On a Motion by Mr. Kyte, seconded by Mr. Vasile, with all in favor, the Board accepted the proposal from Tree Trimmers Holiday Decorations holiday decorating services in the amount of \$6,585.00 and authorized staff to request additional improvements in an amount not to exceed \$500.00 for the GreyHawk Landing Community Development District.

Mr. Cox introduced the topic of the encroachment and clearing of District property behind homes on Cara Cara Loop that back up to the new pond in GreyHawk Landing West and shared pictures of the area with the Board. Lengthy discussion ensued. The Board agreed that no one was permitted to clear out any property owned by the District without prior District authority and that residents with cleared areas were to be instructed to leave the area alone and allow the vegetation to grow back naturally.

On a Motion by Mr. Kyte, seconded by Mr. Vasile, with all in favor, the Board authorized staff to notify residents on Cara Cara Loop to immediately cease encroachment on District-owned property behind their lots and allow the vegetation to grow back naturally for the GreyHawk Landing Community Development District.

Mr. Cox presented a proposal in the amount of \$2,382.00 from Hallelujah Pools for the purchase and installation of three Stenner pool chemical feeder pumps at the recreation center pool. After discussion the Board accepted the proposal.

On a Motion by Mr. Kyte, seconded by Mr. Vasile, with all in favor, the Board accepted the proposal from Hallelujah Pools in the amount of \$2,382.00 for the purchase and installation of three Stenner pool chemical feeder pumps at the recreation center pool for the GreyHawk Landing Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Kyte shared his concern that the crosswalks need to be inspected by the District Engineer to see if renovations are needed. He also asked why the irrigation system along the boulevard was operating at 2:00 in the afternoon.

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Mr. Evans voiced his opinion that the security officers need to be friendlier and should stop asking everyone for their amenity access cards all the time. Lengthy discussion ensued.

Mr. Kyte made a motion to adjourn the meeting which was seconded by Mr. Plaia. Upon taking a vote, two (Mr. Kyte and Mr. Plaia) were in favor of the motion and two (Mr. Evans and Mr. Vasile) were opposed and with that 2-2 tie vote the motion failed.

Discussion of the topic of security staff procedures continued. The clarification emerged that staff is asking persons for their access cards repeatedly, within a short time span, and better training of security staff may be needed.

Mr. Vasile expressed his appreciation to staff for the field manager interview process being handled so smoothly and efficiently.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Plaia, seconded by Mr. Vasile, with all in favor, the Board adjourned the meeting at 8:25 p.m. for the GreyHawk Landing Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman