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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, January 22, 2015 at 6:00 p.m.** at 12350 Mulberry Avenue, Bradenton, Florida 34212.

Present and constituting a quorum were:

Mike Plaia	<b>Board Supervisor, Vice Chairman</b>
Tony Vasile Jr.	<b>Board Supervisor, Asst. Secretary</b>
Tony Francis	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Ollie Kyte	<b>Board Supervisor, Chairman</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>
Rick Schappacher	<b>District Engineer; Schappacher Engineering</b>
Ed Maro	<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, noting that per District rules of procedure Mr. Kyte would not be permitted to vote on Board actions as he is attending by telephone. All present then joined in reciting the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Debi Romano spoke to the Board about the condition of the clubhouse for the New Year's Eve party and about the need for more chairs.

Paula Lohnes voiced her request for the District-owned property behind her house on Cara Cara Loop to be cleared of brush and undesirable plants.

Christa Mayhall provided comments that the property behind the houses on Cara Cara Loop should not be cleared in order to retain the privacy of others who live near the lake.

At this time the Board chose to address the issue of residents living on Cara Cara Loop who are encroaching upon District property behind their lots and removing vegetation without authorization. Discussion was held regarding the history of the property and the barrier which was designed for the strip of land behind the homes on Cara Cara Loop. The Board instructed staff to have the barbed wire left behind by the developer removed and bring options for planting vegetation between the barrier trees on the property to the next meeting for consideration.

**THIRD ORDER OF BUSINESS**

**GreyHawk Landing West Update**

Mr. Cox informed the Board of an incident where some kids in the neighborhood were found tunneling into the large mound of dirt owned by the developer and also setting fires. Mr. Maro added that County Sheriff's deputies were involved as well as the fire department and indicated that the developer is planning to expedite the dirt pile's removal.

**FOURTH ORDER OF BUSINESS**

**Aquatic Service Update**

Mr. Plaia discussed the upcoming kids' fishing tournament and nature walk.

**FIFTH ORDER OF BUSINESS**

**Landscaping Update**

Mr. Cox confirmed that the new contract had been completed and that ValleyCrest was prepared to continue providing services.

**SIXTH ORDER OF BUSINESS**

**Security Update**

Mr. Cox presented security patrol reports provided by the off-duty deputies. It was noted that one deputy did not appear to be actively patrolling and was requested not to return.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting Held Dec. 18, 2014**

Mr. Cox presented the minutes of the Board of Supervisors' Meeting held on December 18, 2014 to the Board for consideration. Mr. Cohen noted two amendments to be made.

<p>On a Motion by Mr. Vasile, seconded by Mr. Francis, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on December 18, 2014 as amended for the GreyHawk Landing Community Development District.</p>
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**EIGHTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Expenditures for Dec. 2014**

Mr. Cox presented the Operation & Maintenance Expenditures for December 2014 totaling \$125,946.41 to the Board for ratification.

On a Motion by Mr. Plaia, seconded by Mr. Vasile, with all in favor, the Board ratified the Operation & Maintenance Expenditures for December 2014 totaling \$125,946.41 for the GreyHawk Landing Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Defibrillator Proposals**

Mr. Cox presented proposals for purchasing defibrillator devices which could be installed in the clubhouse and fitness center. Mr. Cohen provided a summary of risks associated with the devices. After discussion the Board chose to take no action on the proposals at this time.

**TENTH ORDER OF BUSINESS**

**Consideration of District Web Site Proposal**

Mr. Cox presented a proposal for the creation, hosting and maintenance of a revised web site for the District. After discussion the Board tabled consideration of the proposal until the February meeting.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Landscaping & Irrigation Contract**

Mr. Cox presented the new landscaping and irrigation contract to the Board for consideration. He reviewed the RFP process and how ValleyCrest was selected and advised the Board that the contract has a start date of February 1, 2015.

On a Motion by Mr. Plaia, seconded by Mr. Francis, with all in favor, the Board approved the landscaping and irrigation contract with ValleyCrest in substantial form and authorized the Chairman to execute the contract for the GreyHawk Landing Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Review of Action Items List**

Mr. Cox presented the action items list to the Board and reviewed it with them. Mr. Cohen advised that he had sent a letter to Com-Pac Filtration regarding the Play 'n' Spray equipment and as of yet he has not received a reply.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

**District Counsel – Andy Cohen**

Mr. Cohen had no additional information to present.

**District Engineer – Rick Schappacher**

**i. Sidewalk Repairs**

Mr. Schappacher presented a summary of quotes he obtained for District sidewalk repairs to the Board for consideration.

On a Motion by Mr. Plaia, seconded by Mr. Vasile, with all in favor, the Board approved the quote from Site Masters for sidewalk repairs in the amount of \$3,730.00 and authorized the Chairman to execute the proposal for the GreyHawk Landing Community Development District.

**ii. Pond #51 Bank Repairs**

Mr. Schappacher presented a proposal in the amount of \$5,400.00 to repair the erosion spot on pond #51 and explained why additional repairs are necessary.

On a Motion by Mr. Plaia, seconded by Mr. Francis, with all in favor, the Board approved the quote from Site Masters for pond #51 bank repairs in the amount of \$5,400.00 and authorized the Chairman to execute the proposal for the GreyHawk Landing Community Development District.

Mr. Schappacher informed the Board that the SWFWMD inspection for Phase III had been submitted and approved. He noted there are some minor deficiencies in need of repair and indicated that he will work with the aquatic services provider to complete those tasks.

**Field Manager – Ed Maro**

Mr. Maro presented his latest monthly report to the Board for review. He advised that the street light and monument light vendor had completed repairs on the entrance lights and on several street lights within the District.

**District Manager – Greg Cox**

Mr. Cox announced that the next regular meeting is scheduled to be held on February 26, 2015 at 6:00 p.m.

**i. Financial Status & Summary Update**

Mr. Cox presented the unaudited monthly financial status and summary report as of December 31, 2014 for the Board and reviewed it with them.

Mr. Cox informed the Board that Rizzetta & Company is experimenting with the use of electronic tablets by Board members and staff with the expectation of increasing efficiency by doing away with paper agenda books. He indicated that the tablets should be available for use at the next Board meeting.

Mr. Cox then shared an incident of a resident accidentally being locked in the pool area restroom at closing time which led to discussion of the same issue potentially arising at the tennis court, and presented a proposal (Exhibit A) from State Alarm for installation of an exit button for the court gates. The Board approved the idea as a discretionary item but asked staff to obtain at least one more estimate for comparison before its installation.

Mr. Cox also advised that the fire marshal had inspected the side gates of the community and found that the gates do not comply with current fire codes in that the requirement for a 15' clearance through the gates does not exist. Mr. Cox indicated that Mr. Maro had remedied this at two of the gates but that the Harrier gate may require an adjustment so that both gates open when a vehicle is entering the community.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Plaia discussed the issue of curb cleaning throughout the community and shared his opinion that residents should be authorized to clean the curbs in front of their own homes.

On a Motion by Mr. Vasile, seconded by Mr. Francis, with all in favor, the Board approved the consent to allow homeowners in the District to clean the curbs in front of their homes at the homeowners' own expense for the GreyHawk Landing Community Development District.

Mr. Plaia also noted that coyotes have been spotted in the area and that the community should be informed. He then discussed plans to continue stocking the ponds with fish and adding desirable plant life where needed per the budget.

Mr. Plaia also shared his thoughts about the creation of a second "tropical island" similar to the one previously made, and requested approval for the expenditure to do so.

On a Motion by Mr. Vasile, seconded by Mr. Francis, with all in favor, the Board approved the expenditure of an amount not to exceed \$1,000.00 for the creation of a "tropical island" for the GreyHawk Landing Community Development District.

Mr. Kyte asked his fellow supervisors to consider a raise for assistant field manager Chiaki Mullins in the amount of \$1.00 or \$1.50 per hour at the February meeting.

With regard to Mr. Cox's anecdote of a resident being accidentally locked in the recreation center restroom, Mr. Kyte asked staff to see if an emergency "breakout" bar is needed on the bathroom doors.

Mr. Kyte also noted that several residents have asked him why the main entrance security guards don't man the front gate area until 7:00 p.m. before leaving to do their community patrol.

**GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT**

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**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Vasile, seconded by Mr. Plaia, with all in favor, the Board adjourned the meeting at 8:16 p.m. for the GreyHawk Landing Community Development District.

  
Secretary / Asst. Secretary

  
Chairman / Vice Chairman

# **Exhibit A**

Paul Warren  
1/21/2015

Mobile 727.234.7299

Office 727.939.8888

Fax 727.939.8889

State Alarm

1014 US Hwy 19, Holiday, Fl. 34691

Proposal



**Honeywell**



**CONFIDENTIAL**

Company: Grey Hawk  
Location:

Contact: Ed  
City: State: FL

**Scope of Work: Gate Exit**

Quantity	Description	Location
1	Exit Button Weather Proof	Gate

**Scope of Work:**

**Notes:**

- This confidential proposal is valid for (30) days from submitted date, and is not to be shared with any third party.
- One year warranty parts and labor.

**Special Conditions:**

**Total Investment: \$ 485**

**MONTHLY SERVICES BREAKDOWN**

- Preferred Monitoring Service
- Quality Service Plan
- Preventive Maintenance (FA Inspections)
- Training
- Back-up Protection® (Telephone Line Protection via Cell or Long Range Radio transmission)
- State Alarm Select Data Source

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