

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, March 26, 2015 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
Tony Francis	Board Supervisor, Asst. Secretary
Jeffrey Evans	Board Supervisor, Asst. Secretary (via phone)

Also present were:

Greg Cox	District Manager; Rizzetta & Company, Inc.
Andy Cohen	District Counsel; Persson & Cohen, P.A.
Rick Schappacher	District Engineer; Schappacher Engineering, LLC
Ed Maro	Field Manager

Audience

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Mr. Cox called the meeting to order at 6:00 p.m. and conducted roll call. All present then joined in reciting the Pledge of Allegiance.

A motion was taken to authorize Mr. Evans to participate via telephone. Mr. Cohen did remind the Board that the current Rules of Procedure do not allow a Board member to vote on any topic while participating by telephone.

On a Motion by Mr. Vasile, seconded by Mr. Francis, with all in favor, the Board approved Mr. Evans to participate for meeting for the GreyHawk Landing Community Development District.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Marcia Weaver commented on the topic of reserving the use of the tennis courts and expressed her opinion that it would not be desired to allow sign ups and reservations.

Ms. Susan Quitner expressed her support for the decision to allow sign ups and reservations for the tennis courts.

Ms. Paula Lohnes discussed the Cara Cara Loop issue regarding the vegetation growing behind the homes and expressed that she does not feel that the CDD should be paying to remove the brush and barbed wire.

Mr. Eric Laschke, who resides on Rosemary Circle, requested information as to when the aquatic service contractor will begin to maintain the pond in phase 3 of Greyhawk Landing West. Mr. Richard Rodgers was present and provided a response.

Mr. Laschke also requested information regarding when the new Greyhawk Landing West gate entrance would begin to operate.

Mr. Mark Bennett discussed the presence of Brazilian Pepper Trees near his residence at 12511 Natureview Circle and inquired if the Board was planning to remove them.

THIRD ORDER OF BUSINESS

Greyhawk Landing West Update

Mr. Richard Rodgers and Mr. Dean Paquet, representing the developer, were present and provided an update of the progress of the build-out of Greyhawk Landing West. The Board members addressed issues related to a gate needing repair and cracks in the Club House ceiling. Mr. Paquet presented and explained the application for a Florida Environmental Protection permit that required execution by the Board Chairman.

<p>On a Motion by Mr. Plaia, seconded by Mr. Kyte, with all in favor, the Board approved to authorize the Chairman to execute the Florida Environmental Protection permit for the GreyHawk Landing Community Development District.</p>
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FOURTH ORDER OF BUSINESS

Aquatic Service Update

Mr. Plaia provided an update to the Board regarding the recent fishing tournament. He also updated the Board regarding the fish stocking plan and noted that there would be an emphasis on Greyhawk Landing West.

FIFTH ORDER OF BUSINESS

Landscaping Update

Mr. Ed Maro informed the Board that he was still gathering proposals for the removal of the previously discussed Maple tree and that mulching had recently been completed around the facilities.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meeting Held Feb. 26, 2015**

Mr. Cox presented the minutes of the Board of Supervisors' Meeting held on February 26, 2015 to the Board for consideration.

On a Motion by Mr. Kyte, seconded by Mr. Francis, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on February 26, 2015 as presented for the GreyHawk Landing Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for Feb. 2015**

Mr. Cox presented the Operation & Maintenance Expenditures for February 2015 totaling \$71,726.56 to the Board for ratification.

On a Motion by Mr. Plaia, seconded by Mr. Kyte, with all in favor, the Board ratified the February 2015 Operation & Maintenance Expenditures for the GreyHawk Landing Community Development District.

EIGHTH ORDER OF BUSINESS

**Discussion of Cara Cara Loop
Landscape issues**

The Board discussed the recent issues related to the status of the buffer area behind the homes on Cara Cara Loop and requested information from Mr. Richard Rodgers regarding the developers position or understanding of that property. Mr. Rodgers explained that when the homes on Cara Cara Loop were sold, there was not vision for the development of Greyhawk Landing West as the property was not on the market. This was stated to explain that the residents living on Cara Cara Loop should not have been promised a water view since no pond was planned at that time. He further explained that the developer was required to install a "greenbelt" buffer zone that called for trees 30 foot on center to be maintained behind those homes. Mr. Paquet explained that the existing trees and vegetation along that zone at the time they were developed created a natural buffer and this was accepted by the County inspectors. The Board members discussed the issue at some length and concluded that an inspection was needed of the existing buffer area to determine what would be required to reconstitute the buffer if there were areas that now needed reconstituting.

NINTH ORDER OF BUSINESS

**Consideration of Cara Cara Loop
Landscape Proposals**

Mr. Cox presented proposal information related to the installation of plants along the Cara Cara Loop buffer area. The proposal also included removal of the existing barbed wire fencing and trimming the Oak tree at the recreation center. The Board acted to approve the removal of the fencing and the trimming of the Oak tree.

On a Motion by Mr. Vasile, seconded by Mr. Plaia, with all in favor, the Board approved the proposal from Suncoast Landscape, Inc. for \$1,050.00 to remove the barbed wire fencing and to trim the Oak tree at the Recreation Center for the GreyHawk Landing Community Development District.

The remaining issue of replanting the Cara Cara Loop buffer area was tabled until the next meeting.

TENTH ORDER OF BUSINESS

Consideration of Barrier Cost Sharing

The Board considered the proposal from the developer to share the cost of installing a barrier at the west end of Mulberry Avenue to prevent vehicles from accidentally driving into the pond. After a discussion with Mr. Rodgers, he informed the Board that he was going to suggest to his partners that they pay for the barrier installation in full.

ELEVENTH ORDER OF BUSINESS

Consideration of Web Site Proposal

Mr. Cox presented a proposal from Rizzetta Technology Services (“RTS”) for the redesign and maintenance of the District website along with the options for email service for the Board members and staff. The Board members discussed the proposal and agreed to accept it along with the email service for the Board members and two staff members. Mr. Cohen noted that he had concerns with some of the language in the contract for the web site service and was going to work with Rizzetta & Company to resolve the wording issues.

On a Motion by Mr. Vasile, seconded by Mr. Kyte, with all in favor, the Board approved the proposal from Rizzetta Technology Services for the redesign and maintenance of the District web site along with email service for five Board members and two staff members subject to contract revision and final staff review for the GreyHawk Landing Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Tennis Courts Reservations

The Board members discussed the proposal to institute changes in the procedures for use of the District tennis courts by adding sign ups for reservations for using the courts. This request came from Ms. Sharon Quitner who desired to have the ability to reserve the courts for the use of her tennis club. The Board members took no action to implement any changes to the current procedures.

THIRTEENTH ORDER OF BUSINESS

Review of Action Items List

Mr. Cox reviewed the current action item list with the Board. They discussed at length the status of the Play N Spray repairs and the issues with COM PAC. Mr. Maro added that the Recreations Center Pool was going to be closed April 7th through the 10th for the treatment of black

mold.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – Andy Cohen

Mr. Cohen provided an update of information relating to letters the Board members had received regarding a “trip and fall” claim against the District.

District Engineer – Rick Schappacher

Mr. Schappacher updated the Board regarding the pond bank erosion repair that was completed on pond #51. He also discussed a depression area he had inspected and determined it was a case of an underdrain failure that required some repair. Mr. Schappacher explained the nature of these underdrains repairs and that he expected more to fail. He presented a proposal from Site Masters to conduct repairs on the underdrains as they were needed. Mr. Schappacher noted that a dry underdrain repair would cost \$150 while a submerged one would be \$250.

On a Motion by Mr. Francis, seconded by Mr. Vasile, with all in favor, the Board approved the proposal from Site Masters for the underdrain repair for \$250 for the GreyHawk Landing Community Development District.

Mr. Schappacher informed the Board that he was obtaining proposals for maintenance required as a result of recent SWFWMD inspections. He also discussed information he had obtained regarding FDOT’S consideration for the installation of a round-a-bout on Route 64 at Rye Road.

Field Manager – Ed Maro

Mr. Maro presented his monthly report and addressed questions from the Board. He discussed the incident of safety glass being found in the Recreation Center Pool.

District Manager – Greg Cox

Mr. Cox announced that the next regular meeting is scheduled to be held on April 23, 2015 at 6:00 p.m.

i. Financial Status & Summary Update

Mr. Cox presented the unaudited monthly financial status and summary report as of February 28, 2015 for the Board and reviewed it with them.

FIFTEENTH ORDER OF BUSINESS

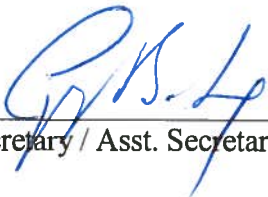
Supervisor Requests

No requests were made.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Kyte, seconded by Mr. Plaia, with all in favor, the Board adjourned the meeting at 8:08 p.m. for the GreyHawk Landing Community Development District.


Secretary / Asst. Secretary


Chairman / Vice Chairman