



Rizzetta & Company

GreyHawk Landing Community Development District

**Board of Supervisors' Meeting
November 15, 2018**

**District Office:
9428 Camden Field Parkway
Riverview, Florida 33578
813.533.2950**

www.greyhawkcdd.org

**GREYHAWK LANDING
COMMUNITY DEVELOPMENT DISTRICT**

GreyHawk Landing Clubhouse, 12350 Mulberry Ave., Bradenton, FL 34212

Board of Supervisors	Jeffrey Evans Michael Plaia Ollie Kyte Tony Francis Dennis Smith	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Grant Phillips	Rizzetta & Company, Inc.
District Attorney	Andrew Cohen	Persson & Cohen, P.A.
District Engineer	Rick Schappacher	Schappacher Engineering, LLC

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

November 7, 2018

**Board of Supervisors
GreyHawk Landing Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the GreyHawk Landing Community Development District will be held on **Thursday, November 15, 2018 at 6:00 PM** at the GreyHawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS & UPDATES**
 - A. Aquatics Update
 - B. Landscape Update
 - C. District Engineer
 - i. Update Regarding FDOT and SR-64 Entrance
 - D. District Counsel
 - i. Update Regarding Small Cell Technology
 - E. Field Manager Report.....Tab 1
 - F. District Manager
 - i. Update Regarding Investment of Reserve Funds
 - ii. Presentation of Off-Duty Patrol ReportsTab 2
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on Oct. 25, 2018.....Tab 3
 - B. Consideration of Operations & Maintenance Expenditures for October 2018*under sep. cover*
- 5. BUSINESS ITEMS**
 - A. Update on Security Services
 - B. Presentation of Action Item List
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions please do not hesitate to contact us at (813) 533-2950.

Respectfully,

Grant Phillips

Grant Phillips
District Manager

Tab 1

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, October 25, 2018 at 6:01 PM** at the GreyHawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

Present and constituting a quorum:

Jeffrey Evans	Board Supervisor, Chairman
Michael Plaia	Board Supervisor, Vice Chairman
Ollie Kyte	Board Supervisor, Assistant Secretary
Tony Francis	Board Supervisor, Assistant Secretary
Dennis Smith	Board Supervisor, Assistant Secretary

Also present were:

Grant Phillips	District Manager; Rizzetta & Company, Inc.
Bryan Radcliff	District Manager; Rizzetta & Company, Inc.
Andrew Cohen	District Counsel; Persson & Cohen
Rick Schappacher	Schappacher Engineering
John Toborg	Senior Field Manager; Rizzetta & Company, Inc.
Ed Maro	Field Manager
Rod Bettini	Municipal Asset Management Group (via phone)
Representatives	BrightView, CEPRA, LMP, Millenium

Audience

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Mr. Phillips called the meeting to order and conducted roll call. All present then stood and recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

- **Dick Cascino** spoke about water lilies in the pond.

- 46 . **Dave Muye** spoke about pond treatment and midge flies.
- 47 . **Jim Hengel** spoke about midge flies and the potential car dealership location.
- 48 . **Richard Veraszto** spoke about the status of dead oak trees on Mulberry.
- 49 . **Debi Romano** presented the 2019 community events calendar to the Board for
- 50 consideration and answered the Board's general questions.
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On a Motion by Mr. Francis, seconded by Mr. Kyte, with all in favor, the Board of Supervisors approved the 2019 community events calendar for the GreyHawk Landing Community Development District.

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THIRD ORDER OF BUSINESS

Staff Reports & Updates

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A. Aquatics Update

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55 Mr. Plaia addressed and answered general questions from the Board.

56 Discussion ensued.

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i. Consideration of Aeration Proposals

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59 Mr. Phillips presented three aeration proposals to the Board for

60 consideration. Lengthy discussion ensued. The Board chose to table the

61 proposals until December meeting.

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63 On a Motion by Mr. Smith, seconded by Mr. Francis, with all in favor, the Board of

64 Supervisors tabled consideration of aeration proposals until the next meeting in

65 December for the GreyHawk Landing Community Development District.

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ii. Ratification of Aquatic Plantings Proposals

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68 Mr. Phillips presented an aquatic plantings proposal to the Board for

69 ratification.

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71 On a Motion by Mr. Smith, seconded by Mr. Francis, with all in favor, the Board of

Supervisors ratified the aquatics plantings proposal from Aquagenix in the amount of

\$3,500.00 for the GreyHawk Landing Community Development District.

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B. Landscape Update

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74 Mr. Toborg addressed and answered general questions from the Board.

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i. Consideration of Landscape RFP Proposals

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Mr. Toborg and Mr. Cohen addressed and answered general questions from the Board regarding bids that were submitted in response to the landscape and irrigation RFP. Potential vendors were present to address and answer the Board's general questions. Discussion ensued. The Board moved on to further agenda items while Mr. Toborg tallied the scores provided to him by the Board members.

i. Discussion of Revised Landscaping Maintenance Map

Mr. Phillips presented a revised landscaping map to the Board for review.

C. District Engineer

i. Update Regarding FDOT and SR-64 Community Entrance

Mr. Schappacher provided an update and addressed and answered questions from the Board. Discussion ensued. Mr. Schappacher also provided an update on infrastructure conveyance. Discussion ensued.

ii. Pond Bank Repair Update

Mr. Schappacher provided an update on pond bank repairs and addressed and answered general questions from the Board. He also presented several proposals to the Board for consideration.

On a Motion by Mr. Francis, seconded by Mr. Plaia, with all in favor, the Board of Supervisors approved the pond bank repairs proposal from ANJ Excavation for the GreyHawk Landing Community Development District.

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iii. Nature Trail Repair Update

Mr. Schappacher provided an update regarding nature trail repairs. General discussion ensued. The Board then returned to the topic of the landscape RFP bids. Mr. Toborg reported the final tallied score totals as follows: LMP, 457.325 points; Down To Earth, 454.995 points; BrightView, 454.860 points; Cepra, 442.0 points; and Millenium, 370.155 points.

On a Motion by Mr. Plaia, seconded by Mr. Kyte, with all in favor, the Board of Supervisors accepted the landscaping RFP rankings and authorized staff to begin negotiations with LMP and provide notice of termination to BrightView effective December 1, 2018 for the GreyHawk Landing Community Development District.

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113 **D. District Counsel**

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115 **i. Update Regarding Small Cell Technology**

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117 Mr. Cohen addressed and answered general questions from the Board.

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119 **E. Field Manager**

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121 Mr. Maro addressed his report and answered general questions from the
122 Board. Discussion ensued.

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124 **F. District Manager**

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126 Mr. Phillips announced that the next regular meeting would be held on
127 Thursday, November 15, 2018 at 6:00 PM at the GreyHawk Landing Clubhouse
128 located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

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130 **i. Presentation of Off-Duty Patrol Reports**

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132 Mr. Phillips presented the latest patrol reports to the Board for review.

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134 **FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of
Supervisors' Meeting Held on
September 27, 2018**

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138 Mr. Phillips presented the minutes of the regular Board of Supervisors' meeting
139 held on September 27, 2018 to the Board for consideration. Mr. Cohen noted a change
140 to his firm's name, which is now Persson, Cohen & Mooney.

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On a Motion by Mr. Smith, seconded by Mr. Francis, with all in favor, the Board of Supervisors approved the September 27, 2018 regular meeting minutes as amended for the GreyHawk Landing Community Development District.
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143 **FIFTH ORDER OF BUSINESS**

**Consideration of Operations &
Maintenance Expenditures for
September 2018**

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147 Mr. Phillips presented the Operations & Maintenance Expenditures for September
148 2018 to the Board for consideration. Brief discussion ensued.

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On a Motion by Mr. Evans, seconded by Mr. Francis, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for September 2018 (\$115,303.80) for the GreyHawk Landing Community Development District.

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SIXTH ORDER OF BUSINESS

Consideration of First Addendum to Contract for Professional District Services

Mr. Phillips and Mr. Cohen presented an addendum to the District management contract to the Board for consideration.

On a Motion by Mr. Francis, seconded by Mr. Plaia, with all in favor, the Board of Supervisors approved the First Addendum to the Contract for Professional District Services for the GreyHawk Landing Community Development District.

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SEVENTH ORDER OF BUSINESS

Consideration of Language for Audit Engagement Letter

Mr. Phillips presented an item regarding additional language to be added to the audit services engagement letter to the Board for consideration. Mr. Cohen addressed and answered general questions from the Board.

On a Motion by Mr. Francis, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the additional language to be added to the audit services engagement letter for the GreyHawk Landing Community Development District.

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EIGHTH ORDER OF BUSINESS

Update on Security Services

Mr. Phillips introduced the topic of security services to the Board and presented revised security staff procedures to the Board for review. He and Mr. Plaia also advised of meetings held with security company staff. Discussion ensued.

On a Motion by Mr. Evans, seconded by Mr. Plaia, with all in favor, the Board of Supervisors approved Allied Universal's proposed budget increase and authorized staff to work with Allied on a new contract for the GreyHawk Landing Community Development District.

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NINTH ORDER OF BUSINESS

Presentation of Action Item List

173 Mr. Phillips presented the Action Item List to the Board and reviewed it with them.
174 General discussion ensued.

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176 **TENTH ORDER OF BUSINESS**

Supervisor Requests

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178 Mr. Smith spoke about lily pad spraying and hydrilla treatment. Discussion
179 ensued.

On a Motion by Mr. Evans, seconded by Mr. Francis, with all in favor, the Board of Supervisors approved the continuance of the aquatic invasives maintenance program for the GreyHawk Landing Community Development District.

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Discussion then ensued regarding the landscaping RFP.

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183 **ELEVENTH ORDER OF BUSINESS**

Adjournment

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On a Motion by Mr. Francis, seconded by Mr. Kyte, with all in favor, the Board of Supervisors adjourned the meeting at 8:33 PM for the GreyHawk Landing Community Development District.

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Secretary / Asst. Secretary

_____ Chairman / Vice Chairman

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