



Rizzetta & Company

# GreyHawk Landing Community Development District

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**Board of Supervisors' Meeting  
December 20, 2018**

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

[www.greyhawkcdd.org](http://www.greyhawkcdd.org)

**GREYHAWK LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Jeffrey Evans Dennis Smith Lindsay Rushmore Jim Hengel Mark Bush	Chairman Assistant Secretary Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Grant Phillips	Rizzetta & Company, Inc.
<b>District Attorney</b>	Andrew Cohen	Persson & Cohen, P.A.
<b>District Engineer</b>	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.

December 12, 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, December 20, 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. BUSINESS ITEMS – PART I**
  - A. Consideration of Resolution 2019-01, Designating Officers....Tab 1
- 4. STAFF REPORTS & UPDATES**
  - A. Aquatics Update
    - i. Consideration of Midge Fly Treatment Proposals.....Tab 2
    - ii. Consideration of Aeration Unit Proposals .....Tab 3
  - B. Landscape Update
    - i. Discussion Regarding Developer Responsibility for Invasive Plant Material.....Tab 4
    - ii. Consideration of Pepper Tree Removal Proposals.....Tab 5
    - iii. Discussion of Dead Tree Removal
  - C. District Engineer
    - i. Update Regarding FDOT and SR-64 Entrance
  - D. District Counsel
    - i. Update Regarding Small Cell Technology
    - ii. Review of Volunteer Waiver & Release Form.....Tab 6
  - E. Field Manager Report .....Tab 7
    - i. Consideration of Gym Mirror Proposal.....Tab 8
    - ii. Discussion of Replacement Gate Remotes
  - F. District Manager
    - i. Presentation of Arbitrage Report, Series 2011 .....Tab 9
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on November 15, 2018.....Tab 10
  - B. Consideration of Operations & Maintenance Expenditures for November 2018..... *under sep. cover*

- 6. **BUSINESS ITEMS – PART II**
  - A. Consideration of Community Event.....Tab 11
  - B. Update on Security Services
    - i. Security Budget .....Tab 12
    - ii. Post Orders.....Tab 13
    - iii. Draft Allied Universal Agreement.....Tab 14
    - iv. OSA Global Proposal.....Tab 15
    - v. Envera Systems Proposals.....Tab 16
  - C. Discussion of CDD Liaison Representatives
  - D. Discussion of Special Projects Representatives
  - E. Discussion Regarding CDD Amenity Item Additions
  - F. Discussion of Mulberry Clubhouse Audio Enhancements
  - G. Discussion of Developer Punch List Items
  - H. Presentation of Action Item List..... *under sep. cover*
- 7. **SUPERVISOR REQUESTS**
- 8. **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, November 15, 2018 at 6:03 PM** at the GreyHawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

Present and constituting a quorum:

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

Also present were:

Grant Phillips	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Andrew Cohen	<b>District Counsel; Persson Cohen &amp; Mooney</b>
Rick Schappacher	<b>Schappacher Engineering</b>
Ed Maro	<b>Field Manager</b>
Bill Gipp	<b>LMP</b>
Miguel Rogel	<b>LMP</b>
Richard Woolbert	<b>LMP</b>

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**

- **Tom Fallon** thanked the outgoing Board members for their service and welcomed the new Board members to be sworn in.

- 46       ·   **Richard Veraszto** discussed the deposit refund for a resident's recent clubhouse  
47       rental. He also spoke about a vendor spraying oak trees in the preserve.  
48

On a Motion by Mr. Francis, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the refunding of a resident's recent clubhouse rental for the GreyHawk Landing Community Development District.

- 49  
50       ·   **Jack Ranalli** spoke about midge fly treatments.  
51       ·   **Phil Harnish** commented on aquatic plantings and fish-stocking.  
52       ·   **Cheri Ady** asked about speed limit signs.  
53       ·   **Bob Bianchi** discussed the improvement of community communications.  
54

55   **THIRD ORDER OF BUSINESS**

**Staff Reports & Updates**

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57   **A.   Aquatics Update**

58           Mr. Plaia addressed and answered general questions from the Board.  
59

60  
61   **B.   Landscape Update**

62           Mr. Woolbert and Mr. Rogel of LMP provided an update. Mr. Woolbert  
63           addressed and answered general questions from the Board.  
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65  
66   **C.   District Engineer**

67  
68       **i.   Update Regarding FDOT and SR-64 Community Entrance**

69           Mr. Schappacher provided an update and addressed and answered  
70           general questions from the Board. Discussion ensued.  
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72

73   **D.   District Counsel**

74  
75       **i.   Update Regarding Small Cell Technology**

76           Mr. Cohen outlined his report and addressed and answered general  
77           questions from the Board.  
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79

80   **E.   Field Manager**

81           Mr. Maro outlined his report and addressed and answered general  
82           questions from the Board. He also presented proposals for pressure-washing to  
83           the Board for consideration.  
84  
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On a Motion by Mr. Kyte, seconded by Mr. Francis, with all in favor, the Board of Supervisors approved two pressure-washing proposals from Gorilla Kleen for the GreyHawk Landing Community Development District.

86  
87       **F.       District Manager**  
88

89               Mr. Phillips announced that the next regular meeting would be held on  
90       Thursday, December 20, 2018 at 6:00 PM at the GreyHawk Landing Clubhouse  
91       located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

92               Mr. Phillips then provided updates regarding items in progress.

93               **i.       Presentation of Off-Duty Patrol Reports**  
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95               Mr. Phillips presented the latest patrol reports to the Board for review.  
96  
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98  
99       **FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of  
Supervisors' Meeting Held on October  
25, 2018**

100               Mr. Phillips presented the minutes of the regular Board of Supervisors' meeting  
101       held on October 25, 2018 to the Board for consideration.  
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104               On a Motion by Mr. Smith, seconded by Mr. Kyte, with all in favor, the Board of  
105       Supervisors approved the October 25, 2018 regular meeting minutes for the GreyHawk  
106       Landing Community Development District.

107       **FIFTH ORDER OF BUSINESS**

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

108               Mr. Phillips presented the Operations & Maintenance Expenditures for October  
109       2018 to the Board for consideration. Brief discussion ensued.  
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112               On a Motion by Mr. Kyte, seconded by Mr. Plaia, with all in favor, the Board of  
113       Supervisors ratified the Operations & Maintenance Expenditures for October 2018  
114       (\$107,817.60) for the GreyHawk Landing Community Development District.

115       **SIXTH ORDER OF BUSINESS**

**Update on Security Services**

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117 Mr. Phillips introduced the topic of security services to the Board for discussion.

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119 **SEVENTH ORDER OF BUSINESS**

**Presentation of Action Item List**

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121 Mr. Phillips presented the action item list to the Board and reviewed it with them.  
122 General discussion ensued.

123

124 **EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

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126 Mr. Smith thanked Mr. Kyte, Mr. Francis, and Mr. Plaia for their service on the  
127 Board.

128

129 Mr. Francis expressed his thanks to all the residents who participated in the voting  
130 process.

131

132 Mr. Plaia discussed gate issue complaints being posted online.

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134 **NINTH ORDER OF BUSINESS**

**Adjournment**

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On a Motion by Mr. Plaia, seconded by Mr. Francis, with all in favor, the Board of Supervisors adjourned the meeting at 7:11 PM for the GreyHawk Landing Community Development District.

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140 \_\_\_\_\_  
Secretary / Asst. Secretary

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Chairman / Vice Chairman

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