



Rizzetta & Company

GreyHawk Landing Community Development District

Board of Supervisors' Meeting January 24, 2019

District Office:
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**GREYHAWK LANDING
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Jim Hengel	Chair
	Mark Bush	Vice Chair
	Jeffrey Evans	Assistant Secretary
	Lindsay Rushmore	Assistant Secretary
	Dennis Smith	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.

January 22, 2019

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

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the GreyHawk Landing Community Development District will be held on **Thursday, January 24, 2019 at 6:00 PM** at the GreyHawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212. The following is the revised agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS & UPDATES**
 - A.** Aquatics Update
 - i. Consideration of Midge Fly Treatment Proposals..... Tab 1
 - ii. Consideration of Aeration Unit Proposals Tab 2
 - iii. Consideration of Aquatics Contract Tab 3
 - B.** Landscape/Irrigation Update
 - C.** District Engineer
 - i. Update Regarding FDOT and SR-64 Entrance
 - ii. Update Regarding County Environmental Research ... Tab 4
 - iii. Update on Swale Repairs/Drainage Plans
 - iv. Discussion of Amenity Item Additions..... Tab 5
 - D.** District Counsel
 - i. Update Regarding Small Cell Technology
 - E.** Field Manager Report Tab 6
 - F.** District Manager
 - i. Presentation of Off-Duty Patrol Reports Tab 7
- 4. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Regular Meeting Held December 20, 2018 Tab 8
 - B.** Consideration of Operations & Maintenance Expenditures for Nov. & Dec. 2018..... Tab 9
- 5. BUSINESS ITEMS**
 - A.** Consideration of Website ADA Compliance Proposal..... Tab 10
 - B.** Consideration of MCSO Contract Renewal..... Tab 11
 - C.** Consideration of Security System Proposals Tab 12

- D. Discussion of Incident Reports
 - E. Discussion of CDD Liaison Representatives
 - F. Discussion of Developer Punch List Items
 - G. Presentation of Action Item List.....USC
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, December 20, 2018 at 6:00 PM** at the GreyHawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

Present and constituting a quorum:

Jeffrey Evans	Board Supervisor, Chairman
Dennis Smith	Board Supervisor, Vice Chairman
Lindsay Rushmore	Board Supervisor, Assistant Secretary
Jim Hengel	Board Supervisor, Assistant Secretary
Mark Bush	Board Supervisor, Assistant Secretary

Also present were:

Grant Phillips	District Manager; Rizzetta & Company, Inc.
Andrew Cohen	District Counsel; Persson Cohen & Mooney
Rick Schappacher	Schappacher Engineering
Ed Maro	Field Manager
Richard Woolbert	LMP
Miguel Botto	LMP
John MacNeill	Aquagenix
Andy Nott	Solitude Lake Management
Chris Byrne	Vertex

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

- 46 . **Jim Hengel** read a statement.
- 47 . **Debbie Bystricky** discussed pickleball equipment and facilities.
- 48 . **Rich Veraszto** and **Randy Cody** welcomed the new Board members.
- 49 . **Walter Wulczak** commented on meeting minutes, proposals, security, and pools.
- 50 . **Jack Ranalli** spoke about midge fly infestation.
- 51 . **Marcia Weaver** discussed security.
- 52 . **Ollie Kyte** discussed the supervisor agenda.

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54 **THIRD ORDER OF BUSINESS**

**Consideration of Resolution
2019-01, Designating Officers**

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57 Mr. Phillips presented Resolution 2019-01 to the Board for consideration. After
58 nominations and shows of hands, the Board decided that Jim Hengel would serve as Chair,
59 Mark Bush would serve as Vice Chair, and the remaining supervisors along with Mr. Phillips
60 would serve as assistant secretaries.

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On a Motion by Ms. Rushmore, seconded by Mr. Bush, with all in favor, the Board of Supervisors adopted Resolution 2019-01, Designating Officers, for the GreyHawk Landing Community Development District.

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63 Mr. Cohen counseled the Board members on basic Sunshine Law procedure and
64 ethics regulations, and cautioned them on the use of personal email and social media.
65 He advised that he and Mr. Phillips are available at any time for questions or discussion.

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67 **FOURTH ORDER OF BUSINESS**

Staff Reports & Updates

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69 **A. Aquatics Update**

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71 Mr. Phillips introduced the topic for discussion. Mr. Hengel announced he
72 would be resigning from the midge fly committee.

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74 **i. Consideration of Midge Fly Treatment Proposals**

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76 Mr. Phillips presented midge fly treatment proposals to the Board for
77 consideration. Discussion ensued. No Board action was taken.

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79 **ii. Consideration of Aeration Unit Proposals**

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81 Mr. Phillips presented aeration unit proposals to the Board for consideration.
82 Discussion ensued. No Board action was taken.

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84 **B. Landscape Update**

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86 Mr. Woolbert and Mr. Botto of LMP provided an update and addressed and
87 answered general questions from the Board.
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89 **i. Discussion Regarding Developer Responsibility**
90 **for Invasive Plant Material**
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92 Mr. Schappacher and Mr. Hengel addressed and answered general
93 questions from the Board. Discussion ensued. Mr. Schappacher will get in touch
94 with a County environmental representative.
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96 **ii. Consideration of Pepper Tree Removal Proposals**
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98 Mr. Phillips presented proposals for Brazilian pepper tree removal to the
99 Board for consideration. Discussion ensued. The Board chose to table
100 consideration of the proposals until an opinion from the County rep is received.
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102 **iii. Discussion of Dead Tree Removal**
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104 Mr. Phillips presented the topic to the Board. Discussion ensued.
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106 **C. District Engineer**
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108 **i. Update Regarding FDOT and SR-64 Community Entrance**
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110 Mr. Schappacher provided an update and addressed and answered
111 general questions from the Board. Discussion ensued.
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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 outlined his report and addressed and answered general
118 questions from the Board.
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120 **ii. Review of Volunteer Waiver & Release Form**
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122 Mr. Cohen presented and reviewed the item for the Board.
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124 **E. Field Manager**
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126 Mr. Maro outlined his report and addressed and answered general
127 questions from the Board. He also presented proposals for new rec center
128 benches to the Board for consideration. Discussion ensued.
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On a Motion by Mr. Bush, seconded by Mr. Hengel, with all in favor, the Board of Supervisors approved the proposal for four new rec center benches for the GreyHawk Landing Community Development District.

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i. Consideration of Gym Mirror Proposals

Mr. Phillips presented proposals for new gym mirrors to the Board for consideration. Discussion ensued. The Board declined to take action on the proposal.

ii. Discussion of Replacement Gate Remotes

Mr. Phillips introduced the topic to the Board for consideration. Discussion ensued.

F. District Manager

Mr. Phillips announced that the next regular meeting would be held on Thursday, January 24, 2019 at 6:00 PM at the GreyHawk Landing Clubhouse located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

i. Presentation of Arbitrage Report, Series 2011

Mr. Phillips presented the latest Series 2011 arbitrage rebate calculation report to the Board for review and confirmed there is no liability at this time.

FIFTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting Held on November 15, 2018

Mr. Phillips presented the minutes of the regular Board of Supervisors' meeting held on November 15, 2018 to the Board for consideration.

On a Motion by Mr. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the November 15, 2018 regular meeting minutes for the GreyHawk Landing Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Community Event

Mr. Phillips presented a request for a community event, "Cars & Coffee", to the Board for consideration. Brief discussion ensued.

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On a Motion by Ms. Rushmore, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved the request to hold the community event “Cars & Coffee”, contingent upon confirmation of adequate insurance coverage, for the GreyHawk Landing Community Development District.

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SEVENTH ORDER OF BUSINESS

Update on Security Services

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Mr. Phillips introduced the topic of security services to the Board for consideration. Lengthy discussion was held, including regarding the following items:

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- i. Security Budget
- ii. Post Orders
- iii. Draft Allied Universal Agreement
- iv. OSA Global Proposal
- v. Envera Systems Proposals

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The Board tabled consideration of the OSA Global contract.

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EIGHTH ORDER OF BUSINESS

Discussion of CDD Liaison Representatives

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Mr. Phillips introduced the topic of District liaison representatives to the Board for consideration. Discussion ensued. It was agreed that Ms. Rushmore would handle security items, Mr. Evans would handle finance, and Mr. Hengel would handle landscaping and aquatic services.

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NINTH ORDER OF BUSINESS

Discussion of Special Projects Representatives

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Mr. Phillips introduced the topic of special projects representatives to the Board for consideration. Discussion ensued.

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TENTH ORDER OF BUSINESS

Discussion Regarding CDD Amenity Item Additions

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Mr. Phillips introduced the topic of amenity item additions to the Board for consideration. Discussion ensued.

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ELEVENTH ORDER OF BUSINESS

Discussion of Mulberry Clubhouse Audio Enhancements

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Mr. Phillips introduced the topic of clubhouse audio enhancements to the Board

205 for consideration. Discussion ensued. The Board authorized staff to purchase microphone
206 stands and other audio items for use at the next meeting.

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208 **TWELFTH ORDER OF BUSINESS** **Discussion of Developer Punch**
209 **List Items**

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211 Mr. Phillips introduced the topic of developer punch list items to the Board for
212 consideration. Discussion ensued.

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214 **THIRTEENTH ORDER OF BUSINESS** **Presentation of Action Item List**

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

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219 **FOURTEENTH ORDER OF BUSINESS** **Supervisor Requests**

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221 Mr. Evans voiced a concern with the general fund investments.

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223 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

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On a Motion by Mr. Bush, seconded by Mr. Hengel, with all in favor, the Board of Supervisors adjourned the meeting at 8:51 PM for the GreyHawk Landing Community Development District.

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229 _____ Secretary / Asst. Secretary _____ Chair / Vice Chair
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