



Rizzetta & Company

# GreyHawk Landing Community Development District

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**Board of Supervisors' Meeting  
February 28, 2019**

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>	Jim Hengel	Chair
	Mark Bush	Vice Chair
	Jeffrey Evans	Assistant Secretary
	Lindsay Rushmore	Assistant Secretary
	Dennis Smith	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.

February 25, 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, February 28, 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. BUSINESS ITEMS – PART I**
  - A. Consideration of Security System Proposals ..... Tab 1
- 4. STAFF REPORTS & UPDATES**
  - A. Aquatics Update
  - B. Landscape Update
    - i. Consideration of Landscape-Related Proposals..... Tab 2
  - C. District Engineer
    - i. Update Regarding FDOT and SR-64 Entrance
  - D. District Counsel
    - i. Update Regarding Small Cell Technology
    - ii. Discussion of Conservation Area Regulations
  - E. Field Manager Report ..... Tab 3
    - i. Consideration of Play ‘N’ Spray Repair Proposals ..... *under separate cover*
    - ii. Consideration of Upright Bike Proposals ..... Tab 4
  - F. District Manager
    - i. Presentation of Off-Duty Patrol Report ..... Tab 5
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors’ Meeting Held December 20, 2018..... Tab 6
  - B. Consideration of Minutes of Board of Supervisors’ Meeting Held January 24, 2019 ..... Tab 7
  - C. Consideration of Operations & Maintenance Expenditures for January 2019 ..... Tab 8
- 6. BUSINESS ITEMS – PART II**
  - A. Discussion of After-Hours Procedures
  - B. Discussion of Amenity Guidelines
  - C. Discussion of Clubhouse Sound Abatement

- D. Discussion of Website ADA Compliance
  - E. Discussion of Developer Punch List Items
  - F. Discussion of CDD Amenity Item Additions
  - G. Presentation of Action Item List..... *under separate 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, 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	<b>Board Supervisor, Chairman</b>
Dennis Smith	<b>Board Supervisor, Vice Chairman</b>
Lindsay Rushmore	<b>Board Supervisor, Assistant Secretary</b>
Jim Hengel	<b>Board Supervisor, Assistant Secretary</b>
Mark Bush	<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>
Richard Woolbert	<b>LMP</b>
Miguel Botto	<b>LMP</b>
John MacNeill	<b>Aquagenix</b>
Andy Nott	<b>Solitude Lake Management</b>
Chris Byrne	<b>Vertex</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**

- 46 . **Jim Hengel** read a statement (Exhibit "A").
- 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**

55 **Consideration of Resolution**  
56 **2019-01, Designating Officers**

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.  
61

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**

68 **Staff Reports & Updates**

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.  
73

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.  
88

89 **i. Discussion Regarding Developer Responsibility**  
90 **for Invasive Plant Material**  
91

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.  
95

96 **ii. Consideration of Pepper Tree Removal Proposals**  
97

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.  
101

102 **iii. Discussion of Dead Tree Removal**  
103

104 Mr. Phillips presented the topic to the Board. Discussion ensued.  
105

106 **C. District Engineer**  
107

108 **i. Update Regarding FDOT and SR-64 Community Entrance**  
109

110 Mr. Schappacher provided an update and addressed and answered  
111 general questions from the Board. Discussion ensued.  
112

113 **D. District Counsel**  
114

115 **i. Update Regarding Small Cell Technology**  
116

117 Mr. Cohen outlined his report and addressed and answered general  
118 questions from the Board.  
119

120 **ii. Review of Volunteer Waiver & Release Form**  
121

122 Mr. Cohen presented and reviewed the item for the Board.  
123

124 **E. Field Manager**  
125

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.

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**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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**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.

205 **ELEVENTH ORDER OF BUSINESS** **Discussion of Mulberry**  
206 **Clubhouse Audio Enhancements**  
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208 Mr. Phillips introduced the topic of clubhouse audio enhancements to the Board  
209 for consideration. Discussion ensued. The Board authorized staff to purchase microphone  
210 stands and other audio items for use at the next meeting.

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212 **TWELFTH ORDER OF BUSINESS** **Discussion of Developer Punch**  
213 **List Items**  
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215 Mr. Phillips introduced the topic of developer punch list items to the Board for  
216 consideration. Discussion ensued.

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218 **THIRTEENTH ORDER OF BUSINESS** **Presentation of Action Item List**  
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220 Mr. Phillips presented the action item list to the Board and reviewed it with them.  
221 General discussion ensued.

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223 **FOURTEENTH ORDER OF BUSINESS** **Supervisor Requests**  
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225 Mr. Evans voiced a concern with the general fund investments.  
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227 **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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 Secretary / Asst. Secretary 

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 Chair / Vice Chair  
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# Exhibit A

## December 20<sup>th</sup> CDD Meeting Statement!

First of all, I'd like to thank the residents who came out to the polls in November and decided they wanted a change in direction for Greyhawk Landing and elected Lindsay, Mark and me to the CDD Board.

I also want to thank the out going board members for their many years of service and their fiscal responsibility that has placed our community in a strong financial condition.

I feel very strongly that We need to end the references to Greyhawk Landing and Greyhawk West! I was elected to represent the residents of Grayhawk Landing PERIOD! and plan to include the considerations and suggestions from any resident regardless of where they reside in our Community. This arbitrary distinction has led to a level of divisiveness and inequity in the decision process. All improvements need to consider the needs of residents and the driving issue regardless of where they reside!

As I told many residents during the campaign this summer, I want to include and provide the involvement of more residents throughout the community to improve communication and diminish the frustration many residents have felt during my 3 years as a resident due to lack of action or timely response from the board. I feel Advisory Groups will maximize resident involvement, improve communication and speed the decision making process. I feel there should be five advisory groups which would include, Landscape and Lakes, Security, Recreation and Fitness, Finance and Infrastructure. One board member would chair a committee and resident representation should number 5 and be from all areas of the community. As I have found even in my brief time here in Greyhawk Landing, especially with the Say No to Auto Dealership group, there is a huge pool of talent residing within Greyhawk! I really want to use this talent and involve as many residents in the process of guiding the direction of our community. And I plan on using social media, including Facebook to improve the communication to our residents when issue arise. I will also forward to Tiffani Shear this info so it can be email blasted to all newsletter recipients. Please provide Tiffani with a valid email address so communication can be improved. There are many other avenues of social media that can be added to improve communication if someone would step up and maintain a blog site or twitter account for the community.

As a board our primary focus must be on maintaining and enhancing the property values of our residents! The CDD must be run as a business and reinvestment is essential to a business remaining competitive in the marketplace. I feel strongly that a Masterplan needs to be developed to provide longterm planning beyond road and building roof replacement. As a board member, I will carefully consider additional amenities that residents request and support their development as long as they fit wisely in our fiscal plans.

And finally, another agenda item that will be discussed is the use of volunteers to accomplish some of the amenity improvements that residents have requested be considered as I met with residents during my candidacy here in Greyhawk Landing! Most municipalities use volunteers for many duties, such as beach cleanup, playground improvements, building painting, landscape enhancements, to name a few and I think it would maximize our ability to achieve some of the improvements that will be discussed in the future.

Thank You

Tab 2

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 24, 2019 at 6:00 PM** at the GreyHawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

Present and constituting a quorum:

Jim Hengel	<b>Board Supervisor, Chair</b>
Mark Bush	<b>Board Supervisor, Vice Chair</b>
Lindsay Rushmore	<b>Board Supervisor, Assistant Secretary</b>
Jeffrey Evans	<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>
Scott Carlson	<b>LMP</b>
Richard Wilbert	<b>LMP</b>
John MacNeill	<b>Aquagenix</b>
Josh McGarry	<b>Aquatic Systems, Inc.</b>
Bill Kurth	<b>Solitude Lake Management</b>
Andy Nott	<b>Solitude Lake Management</b>
Rob Cirillo	<b>Securiteam</b>
Frank Prete	<b>Securiteam</b>

Audience

FIRST ORDER OF BUSINESS

Call to Order & Pledge of Allegiance

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

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**SECOND ORDER OF BUSINESS**

**Audience Comments**

- **Cynthia Rietze** introduced the community events planning group to everyone.
- **Tom Fallon** gave compliments on completed landscaping.
- **Walter Wulczak** commented on meeting minutes and website ADA compliance.
- **Jack Ranalli** spoke about midge fly infestation.

**THIRD ORDER OF BUSINESS**

**Staff Reports & Updates**

**A. Aquatics Update**

Mr. Hengel provided an update and addressed and answered general questions from the Board. General discussion ensued.

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

Mr. Phillips presented midge fly treatment proposals to the Board for consideration. Lengthy discussion ensued regarding midge fly treatment, pond maintenance, and wetlands maintenance. No action on the proposals was taken.

**ii. Consideration of Aeration Unit Proposals**

Mr. Phillips presented aeration unit proposals to the Board for consideration. Discussion ensued.

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved the proposal from Solitude Lake Management for the purchase and installation of aeration equipment in ponds #7 and #10 for the total amount of \$32,138.00, with staff to draft a contractor agreement prior to installations, for the GreyHawk Landing Community Development District.

On a Motion by Mr. Hengel, seconded by Ms. Rushmore, with all in favor, the Board of Supervisors authorized staff to issue a 30-day notice of termination to Aquagenix for the GreyHawk Landing Community Development District.

**B. Landscape/Irrigation Update**

Mr. Carlson and Mr. Woolbert of LMP provided an update and addressed and answered general questions from the Board. Discussion ensued.



80       **C.     District Engineer**

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

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84               Mr. Schappacher provided an update and addressed and answered  
85               general questions from the Board.

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87               **ii.    Update Regarding County Environmental Research**

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89               Mr. Schappacher provided an update and addressed and answered  
90               general questions from the Board.

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92               **iii.   Update on Swale Repairs/Drainage Plans**

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94               Mr. Schappacher provided an update and addressed and answered  
95               general questions from the Board.

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97               **iv.   Discussion of Amenity Item Additions**

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99               Mr. Schappacher provided a report with aerial photos and addressed and  
100              answered general questions from the Board. Discussion ensued.

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102       **D.     District Counsel**

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

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106               Mr. Cohen outlined his report and addressed and answered general  
107               questions from the Board.

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109               **ii.    Consideration of Website ADA Compliance Proposal**

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111               Mr. Phillips presented a proposal for website ADA compliance to the Board  
112               for consideration. Discussion ensued. Mr. Cohen addressed and answered  
113               general questions from the Board.

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115               **iii.   Consideration of MCSO Contract Renewal**

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117               Mr. Phillips presented information regarding contract renewal of MCSO off-  
118               duty deputy services to the Board for consideration. Discussion ensued. Mr.  
119               Cohen addressed and answered general questions from the Board.

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On a Motion by Ms. Rushmore, seconded by Mr. Evans, with all in favor, the Board of Supervisors approved the updated off-duty deputy services contract with the Manatee County Sheriff's Office for the GreyHawk Landing Community Development District.

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On a Motion by Ms. Rushmore, seconded by Mr. Bush, with all in favor, the Board of Supervisors authorized Manatee County Sheriff's Office members to park on District property for the GreyHawk Landing Community Development District.

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**E. Field Manager**

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

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On a Motion by Ms. Rushmore, seconded by Mr. Hengel, with all in favor, the Board of Supervisors authorized the purchase and installation of new benches for the GreyHawk Landing Community Development District.

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**F. District Manager**

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Mr. Phillips announced that the next regular meeting would be held on Thursday, February 28, 2019 at 6:00 PM at the GreyHawk Landing Clubhouse located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

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

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Mr. Phillips presented the latest off-duty MCSO patrol reports to the Board for review.

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**FOURTH ORDER OF BUSINESS**

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Mr. Phillips presented the minutes of the regular Board of Supervisors' meeting held on December 20, 2018 to the Board for consideration. Discussion ensued. A correction was noted to the eighth order of business.

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On a Motion by Ms. Rushmore, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved the December 20, 2018 regular meeting minutes as amended for the GreyHawk Landing Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Consideration of Operations &  
Maintenance Expenditures for  
November 2018 & December  
2018**

Mr. Phillips presented the Operations & Maintenance expenditures for November 2018 and December 2018 to the Board for ratification.

On a Motion by Mr. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors ratified the Operations & Maintenance expenditures for November 2018 (\$126,148.89) and December 2018 (\$103,157.21) for the GreyHawk Landing Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Consideration of Security  
System Proposals**

Mr. Phillips introduced the topic of security services to the Board for consideration. Ms. Rushmore discussed the proposals and addressed and answered the Board's questions. Mr. Cirillo and Mr. Prete of Securiteam also addressed and answered questions from the Board. The Board tabled consideration of the proposals until the next meeting when all bidders can be present.

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**SEVENTH ORDER OF BUSINESS**

**Discussion of CDD Liaison  
Representatives**

Mr. Phillips introduced the topic to the Board for consideration. Discussion ensued. It was agreed that Mr. Hengel would handle aquatics/wetlands/landscape issues, Ms. Rushmore would handle security, Mr. Bush would handle fitness/recreational items, Mr. Evans would handle finance/budget items, and Mr. Smith would act as liaison between the developer and the District Board.

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**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors adjourned the meeting at 8:58 PM for the GreyHawk Landing Community Development District.

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

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Chair / Vice Chair