



Rizzetta & Company

GreyHawk Landing Community Development District

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

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

March 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, March 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. STAFF REPORTS & UPDATES**
 - A. Aquatics Update
 - B. Landscape Update
 - i. Consideration of Landscape-Related Proposals..... Tab 1
 - 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 2
 - i. Consideration of Play 'N' Spray Repair Proposals..... Tab 3
 - ii. Consideration of Holiday Decorating Proposal Tab 4
 - F. District Manager
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Meeting Held February 28, 2019..... Tab 5
 - B. Consideration of Operations & Maintenance Expenditures for February 2019..... Tab 6
- 5. BUSINESS ITEMS**
 - A. Continued Discussion of Website ADA Compliance Tab 7
 - B. Discussion of Clubhouse Sound Abatement
 - C. Discussion of Security Survey Letter
 - D. Discussion of Developer Punch List Items
 - E. Discussion of CDD Amenity Item Additions
 - F. 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, February 28, 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	Board Supervisor, Chair
Mark Bush	Board Supervisor, Vice Chair
Lindsay Rushmore	Board Supervisor, Assistant Secretary
Dennis Smith	Board Supervisor, Assistant Secretary

Also present were:

Grant Phillips	District Manager; Rizzetta & Company, Inc.
Andrew Cohen	District Counsel; Persson Cohen & Mooney
Mark Muehler	Schappacher Engineering
Ed Maro	Field Manager
Richard Wilbert	LMP
Tom Swain	Envera
Rob Cirillo	Securiteam
Frank Prete	Securiteam

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.

SECOND ORDER OF BUSINESS

Audience Comments

- **Edward Makovitch** spoke about communication response time between the Board and the office.

- 46 . **Carmen Muscat** asked about the budget for road maintenance and reserve fund.
- 47 . **John Rhodes** asked about fisher gunk, a type of fish that eats midge flies.
- 48 . **Chris Wilson** spoke about security services; general discussion ensued.
- 49 . **Jack Ranalli** spoke about midge fly infestation.
- 50 . **Phil and Donna Harnish** spoke about trash by the basketball court and discarded
- 51 dog waste bags.
- 52 . **Jay D. O'Sullivan** discussed security concerns.
- 53 . **Walter and Carol Wulczak** commented on security system proposals.

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55 **THIRD ORDER OF BUSINESS**

**Consideration of Security
System Proposals**

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58 Mr. Phillips introduced the topic for consideration. Ms. Rushmore addressed and
59 answered general questions from the rest of the Board. The two companies present at
60 the meeting also presented their proposals and addressed and answered questions from
61 the Board. Lengthy discussion ensued.
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On a Motion by Mr. Hengel, seconded by Mr. Smith, with all in favor, the Board of Supervisors authorized staff to schedule a special meeting for March 14th at 6:00 PM at the GreyHawk Landing clubhouse to further discuss the security proposals for the GreyHawk Landing Community Development District.

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64 **FOURTH ORDER OF BUSINESS**

Staff Reports & Updates

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66 **A. Aquatics Update**

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68 Mr. Phillips provided an update regarding the aeration installation and other
69 work starting by Solitude.
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71 **B. Landscape/Irrigation Update**

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73 Mr. Wilbert of LMP provided an update and addressed and answered
74 general questions from the Board. Discussion ensued. The Board tabled
75 consideration of the proposals included and asked LMP to create a priority list for
76 the Board for the next meeting.
77

78 **C. District Engineer**

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

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82 Mr. Phillips introduced Mr. Muehler, covering in Rick Schappacher's
83 absence, and provided a brief update for the Board.
84

85 **D. District Counsel**

86
87 **i. Update Regarding Small Cell Technology**

88
89 Mr. Cohen outlined his report and addressed and answered general
90 questions from the Board.

91
92 **ii. Consideration of Conservation Area Regulations**

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94 Discussion on the topic ensued. Mr. Cohen addressed and answered
95 general questions from the Board.

96
97 **E. Field Manager**

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99 Mr. Maro outlined his report and addressed and answered general
100 questions from the Board. Discussion ensued. Mr. Maro advised he will have
101 proposals for "Play 'n' Spray" repairs/replacement for consideration at the next
102 meeting.

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104 **i. Consideration of Upright Bike Proposals**

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106 Mr. Maro presented proposals for the purchase a new upright bicycle for
107 the fitness center to the Board for consideration. Discussion ensued.

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On a Motion by Mr. Smith, seconded by Mr. Hengel, with all in favor, the Board of Supervisors approved the proposal from Fitness Logic for a new upright bicycle in the amount of \$2,249.99 for the GreyHawk Landing Community Development District.

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110 **F. District Manager**

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112 Mr. Phillips announced that a special meeting is being scheduled for
113 Thursday, March 14th at 6:00 PM in the GreyHawk Landing clubhouse and the
114 next regular meeting will be held on Thursday, March 28th at 6:00 PM at the
115 GreyHawk Landing Clubhouse located at 12350 Mulberry Avenue, Bradenton,
116 Florida 34212.

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

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

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123 Discussion ensued regarding an incident with a fire extinguisher in the
124 fitness center.

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On a Motion by Mr. Bush, seconded by Ms. Rushmore, with all in favor, the Board of Supervisors directed staff to close the fitness center at 9:00 PM on Fridays, Saturdays, and Sundays for the GreyHawk Landing Community Development District.

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FIFTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting Held on December 20, 2018

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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.

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

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SIXTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting Held on January 24, 2019

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Mr. Phillips presented the minutes of the regular Board of Supervisors' meeting held on January 24, 2019 to the Board for consideration. Mr. Cohen noted a change to a motion regarding aquatic services.

On a Motion by Ms. Rushmore, seconded by Mr. Hengel, with all in favor, the Board of Supervisors approved the January 24, 2019 regular meeting minutes as amended for the GreyHawk Landing Community Development District.

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SEVENTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for January 2019

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Mr. Phillips presented the Operations & Maintenance expenditures for January 2019 to the Board for ratification.

On a Motion by Ms. Rushmore, seconded by Mr. Hengel, with all in favor, the Board of Supervisors ratified the Operations & Maintenance expenditures for January 2019 (\$181,435.06) for the GreyHawk Landing Community Development District.

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152 **EIGHTH ORDER OF BUSINESS** **Discussion of After-Hours**
153 **Procedures**

154
155 Mr. Phillips introduced the topic of security services to the Board for consideration.
156

157 **NINTH ORDER OF BUSINESS** **Discussion of Amenity**
158 **Guidelines**

159
160 Mr. Phillips introduced the topic to the Board for consideration. Discussion ensued.
161

162 **TENTH ORDER OF BUSINESS** **Discussion of Clubhouse**
163 **Sound Abatement**

164
165 Mr. Phillips introduced the topic to the Board for consideration. Discussion ensued.
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167 **ELEVENTH ORDER OF BUSINESS** **Discussion of Developer Punch**
168 **List Items**

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170 Mr. Phillips introduced the topic to the Board for consideration. Discussion ensued.
171

172 **TWELFTH ORDER OF BUSINESS** **Discussion of CDD Amenity**
173 **Item Additions**

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175 Mr. Phillips introduced the topic to the Board for consideration. Discussion ensued.
176 The Board asked to revisit the topic at the next meeting.
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178 **THIRTEENTH ORDER OF BUSINESS** **Presentation of Action Item List**

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180 Mr. Phillips introduced the topic to the Board for consideration. Discussion ensued.
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182 **FOURTEENTH ORDER OF BUSINESS** **Supervisor Requests**

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184 There were no additional supervisor requests.
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186 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

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On a Motion by Mr. Hengel, seconded by Mr. Smith, with all in favor, the Board of Supervisors adjourned the meeting at 8:53 PM for the GreyHawk Landing Community Development District.

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192 _____ Secretary / Asst. Secretary _____ Chair / Vice Chair