



Rizzetta & Company

GreyHawk Landing Community Development District

**Board of Supervisors' Meeting
May 23, 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	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.

May 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, May 23, 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. Discussion Regarding Pond Trash Removal
 - ii.** [Consideration of Pepper Tree Removal Proposal..... Tab 1](#)
 - B.** Landscape Update
 - i.** [Consideration of Landscape-Related Proposal\(s\) Tab 2](#)
 - C.** District Engineer
 - i. Update Regarding FDOT and SR-64 Entrance
 - ii. Discussion of Developer Punch List Items
 - D.** District Counsel
 - i. Update Regarding Small Cell Technology
 - E.** [Field Manager Report Tab 3](#)
 - i. Consideration of Pool Service Proposal Tab 4
 - ii. Consideration of Pool Pavers Proposal Tab 5
 - iii. Consideration of Sound Panels Proposal Tab 6
 - iv.** [Consideration of Keypad Proposal Tab 7](#)
 - F.** District Manager
- 4. BUSINESS ADMINISTRATION**
 - A.** [Consideration of Minutes of Board of Supervisors' Meeting held on March 28, 2019..... Tab 8](#)
 - B.** [Consideration of Minutes of Board of Supervisors' Meeting held on April 25, 2019 Tab 9](#)
 - C.** Consideration of Operations & Maintenance Expenditures for April 2019..... Tab 10
- 5. BUSINESS ITEMS**
 - A.** Consideration of Amenity Services Proposal Tab 11
 - B.** Presentation of FY 2019-2020 Proposed Budget..... Tab 12
 - i.** Consideration of Resolution 2019-02, Approving Proposed Budget and Setting Public Hearing..... Tab 13

- C. Consideration of Proposal for Camera Repairs..... Tab 14
 - D. Consideration of Proposal for Monument Lighting Tab 15
 - E. Discussion of Security Services Provider..... Tab 16
 - F. Discussion of Board Procedure
 - G. Discussion of Draft Security Survey Letter..... Tab 17
 - H. Discussion of Master Plans..... Tab 18
 - I. Presentation of Action Item List..... *under sep. cover*
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, March 28, 2019 at 6:01 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
Jeffrey Evans	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 Wilbert	LMP
Russ Ferrance	Securiteam
Julianne Giella	Giella Holiday Designs

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

- **Eric Laschke** discussed security concerns.
- **Laura Bretthauer** discussed security concerns.

- 46 . **Mark Bennett** spoke about Brazilian pepper plant removal behind his house.
- 47 . **Jack Ranalli** spoke about midge fly infestation.
- 48 . **Bob Bianchi** discussed security concerns.
- 49 . **Sylvia Stasiowski** spoke about holiday decorations.
- 50 . **Walter Wulczak** discussed security concerns.
- 51 . **Russ Ferance** discussed security concerns.

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53 **THIRD ORDER OF BUSINESS**

Staff Reports & Updates

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55 **A. Aquatics Update**

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57 Mr. Phillips provided a brief update for the Board.

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59 **B. Landscape/Irrigation Update**

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61 Mr. Wilbert of LMP provided an update for the Board and reviewed priority
62 suggestions for irrigation and landscaping. He also addressed and answered
63 general questions from the Board. Discussion ensued.

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65 **i. Consideration of Landscape-Related Proposals**

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67 Mr. Wilbert and Mr. Phillips presented landscape proposals to the Board for
68 consideration. Discussion ensued. The Board tabled consideration of five larger
69 proposals and suggested putting them on the master improvement plan.

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71 **C. District Engineer**

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

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75 Mr. Schappacher provided an update for the Board and addressed and
76 answered the Board's general questions.

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78 **D. District Counsel**

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

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82 Mr. Cohen outlined his report and discussed the development order, and
83 addressed and answered the Board's general questions.

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85 **E. Field Manager**

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87 Mr. Maro outlined his report and addressed and answered general
88 questions from the Board.

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90 **i. Consideration of Play 'n' Spray Repair Proposals**

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92 Mr. Maro presented Play 'n' Spray repair proposals to the Board for
93 consideration. 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 move forward with the reserve fund expenditure for Play 'n' Spray equipment for the GreyHawk Landing Community Development District.

95 **ii. Consideration of Holiday Decorating Proposal**

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98 Ms. Giella presented a proposal for holiday decorating to the Board for
99 consideration and addressed and answered the Board's general questions.
100 Discussion ensued.
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On a Motion by Ms. Rushmore, seconded by Mr. Hengel, with all in favor, the Board of Supervisors approved the proposal from Giella Designs for holiday decorating in the amount of \$9,350.00 for the GreyHawk Landing Community Development District.

102 **F. District Manager**

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105 Mr. Phillips announced that the next regular meeting will be held on
106 Thursday, April 25th at 6:00 PM at the GreyHawk Landing Clubhouse located at
107 12350 Mulberry Avenue, Bradenton, Florida 34212.
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109 **FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of
Board of Supervisors' Meeting
Held on February 28, 2019**

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113 Mr. Phillips presented the minutes of the regular Board of Supervisors' meeting
114 held on February 28, 2019 to the Board for consideration. Mr. Evans commented on the
115 amount of details to be included.
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On a Motion by Mr. Smith, seconded by Mr. Hengel, with all in favor, the Board of Supervisors approved the February 28, 2019 meeting minutes for the GreyHawk Landing Community Development District.

117 **FIFTH ORDER OF BUSINESS**

**Consideration of Operations &
Maintenance Expenditures for
February 2019**

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122 Mr. Phillips presented the Operations & Maintenance expenditures for February
123 2019 to the Board for ratification.
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On a Motion by Ms. Rushmore, seconded by Mr. Smith, with all in favor, the Board of Supervisors ratified the Operations & Maintenance expenditures for February 2019 (\$85,175.54) for the GreyHawk Landing Community Development District.

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126 **SIXTH ORDER OF BUSINESS** **Continued Discussion of**
127 **Website ADA Compliance**

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129 Mr. Phillips introduced the topic to the Board for discussion. Mr. Cohen addressed
130 and answered general questions from the Board.

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132 **SEVENTH ORDER OF BUSINESS** **Discussion of Clubhouse**
133 **Sound Abatement**

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135 Mr. Phillips introduced the topic to the Board for consideration. Discussion ensued,
136 including regarding the placement of sound panels.

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138 **EIGHTH ORDER OF BUSINESS** **Discussion of Security Survey**
139 **Letter**

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141 Mr. Phillips presented a draft security survey letter to the Board for review. Lengthy
142 discussion ensued, including regarding cameras, gate codes and gate use demographics,
143 and the expected response level to the survey itself.

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145 **NINTH ORDER OF BUSINESS** **Discussion of Developer Punch**
146 **List Items**

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148 Mr. Phillips introduced the topic to the Board for consideration. General discussion
149 ensued, including regarding irrigation issues and construction gates.

On a Motion by Ms. Rushmore, seconded by Mr. Bush, with all in favor, the Board of Supervisors directed staff to inform the developer that there will only be one gate available for construction access for the GreyHawk Landing Community Development District.

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152 **TENTH ORDER OF BUSINESS** **Discussion of CDD Amenity**
153 **Item Additions**

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155 Mr. Phillips introduced the topic to the Board for consideration. Discussion ensued.
156 Mr. Bush addressed and answered general questions from the Board.

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ELEVENTH ORDER OF BUSINESS

Supervisor Requests

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There were no additional supervisor requests.

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TWELFTH ORDER OF BUSINESS

Adjournment

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On a Motion by Mr. Smith, seconded by Mr. Hengel, with all in favor, the Board of Supervisors adjourned the meeting at 7:54 PM for the GreyHawk Landing Community Development District.

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Secretary / Asst. Secretary

Chair / Vice Chair

DRAFT

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, April 25, 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
Jeffrey Evans	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 Wilbert	LMP
Lee, Chris, et al.	Signal 88

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

- **Rheal Harps** discussed common area and pool area concerns.
- **Jack Ranalli** spoke about midge fly infestation, pool/hot tub temperature concerns, and power and meter issues with FPL.

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THIRD ORDER OF BUSINESS

Consideration of Security System Proposals

As vendors were waiting to provide information and presentations to the Board, Mr. Phillips moved ahead in the agenda to consideration of security system proposals. Ms. Rushmore advised of complaints received regarding Allied Security’s staff and service, and made a motion to give thirty days’ notice of termination to Allied. Discussion ensued. The motion was not seconded and therefore failed. Representatives of Signal 88 gave a presentation of their proposal and addressed and answered questions from the Board. Discussion continued. The Board then chose to move on to the “Staff Reports & Updates” portion of the agenda.

FOURTH ORDER OF BUSINESS

Staff Reports & Updates

A. Aquatics Update

Mr. Phillips provided a brief update for the Board and presented proposals for fountain motor repairs, fountain installation, and preserve area cleanup to the Board for consideration. Discussion ensued. Mr. Phillips confirmed that the fountain installation proposal would be a separate cost from the fountain repairs proposal. The Board asked for prices from other companies for the preserve area cleanup.

On a Motion by Mr. Hengel, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the proposal from Solitude for pond 4 fountain motor repairs in the amount of \$4,940.59 for the GreyHawk Landing Community Development District.

B. Landscape/Irrigation Update

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

i. Consideration of Landscape-Related Proposals

Mr. Wilbert and Mr. Phillips presented several landscape proposals to the Board for consideration. The Board approved one proposal and tabled the rest.

On a Motion by Mr. Smith, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved proposal #58291 from LMP for brush cleanup and removal in the amount of \$2,241.25 for the GreyHawk Landing Community Development District.

General discussion continued.

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C. District Engineer

i. Update Regarding FDOT and SR-64 Community Entrance

Mr. Schappacher provided an update for the Board and addressed and answered the Board's general questions.

ii. Discussion of Developer Punch List Items

Mr. Schappacher provided photos and a full report of a recent meeting and walk-through held. Discussion ensued. Mr. Schappacher addressed and answered the Board's questions.

D. District Counsel

i. Update Regarding Small Cell Technology

Mr. Cohen outlined his report and addressed and answered the Board's general questions. He confirmed that developer responsibility for the preserve area is being looked into.

E. Field Manager

Mr. Maro outlined his report and addressed and answered general questions from the Board. He also presented a proposal for annual mulch installations to the Board for consideration.

On a Motion by Mr. Smith, seconded by Ms. Rushmore, with all in favor, the Board of Supervisors approved the proposal from Big Earth for annual mulch installations in the amount of \$34,352.00 for the GreyHawk Landing Community Development District.

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i. Consideration of Sport Court Fence Proposals

Mr. Phillips and Mr. Maro presented sport court fence proposals to the Board for consideration. Discussion ensued. The Board chose to keep the item on the wish list.

FIFTH ORDER OF BUSINESS

Consideration of Play 'n' Spray Proposals

Mr. Phillips presented options for Play 'n' Spray repairs and replacement to the Board for consideration. Discussion ensued. The Board agreed to have necessary repairs performed now for summer and full replacement done after the new school year begins.

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On a Motion by Ms. Rushmore, seconded by Mr. Evans, with all in favor, the Board of Supervisors approved the proposal from A&D Pool for Play 'n' Spray equipment repairs (pump motor replacement) in the amount of \$10,500.00 and authorized the chair to execute a contract for the work to be done for the GreyHawk Landing Community Development District.

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F. District Manager

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i. Announcement of Registered Voter Count

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Mr. Phillips announced that the registered voter count in the District as of April 15, 2019 was 2,459.

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ii. Presentation of CPI Attorney Fees Letter

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Mr. Phillips presented the annual consumer price index fee increase letter from District Counsel to the Board for review.

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On a Motion by Mr. Smith, seconded by Mr. Hengel, with all in favor, the Board of Supervisors approved the District Counsel annual CPI fee increase for the GreyHawk Landing Community Development District.

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Mr. Phillips announced that the next regular meeting will be held on Thursday, May 23rd at 6:00 PM at the GreyHawk Landing Clubhouse located at 12350 Mulberry Avenue, Bradenton, Florida 34212, at which time the proposed budget for Fiscal Year 2019-2020 would be considered.

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SIXTH ORDER OF BUSINESS

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Mr. Phillips presented the minutes of the Board of Supervisors' special meeting held on March 21, 2019 to the Board for consideration.

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On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved the March 21, 2019 special meeting minutes for the GreyHawk Landing Community Development District.

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SEVENTH ORDER OF BUSINESS

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Consideration of Operations & Maintenance Expenditures for

March 2019

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Mr. Phillips presented the Operations & Maintenance expenditures for March 2019 to the Board for ratification. General discussion ensued, especially with regard to pool maintenance.

On a Motion by Ms. Rushmore, seconded by Mr. Smith, with all in favor, the Board of Supervisors ratified the Operations & Maintenance expenditures for March 2019 (\$132,582.43) for the GreyHawk Landing Community Development District.

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EIGHTH ORDER OF BUSINESS

Consideration of Security System Proposals, cont'd

Mr. Phillips re-introduced consideration of security system proposals to the Board. Discussion resumed.

On a Motion by Ms. Rushmore, seconded by Mr. Hengel, with all in favor, the Board of Supervisors authorized District Counsel to prepare a month-to-month contract for security services with Signal 88 for execution by the Chair for the GreyHawk Landing Community Development District.

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NINTH ORDER OF BUSINESS

Discussion of Sound Abatement Proposals

Mr. Phillips introduced the topic to the Board for consideration. Discussion ensued. The Board added the item to the wish list.

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TENTH ORDER OF BUSINESS

Discussion of Draft Security Survey Letter

Mr. Phillips presented a draft security survey letter to the Board for review. Discussion ensued.

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ELEVENTH ORDER OF BUSINESS

Discussion of CDD Amenity Item Additions

Mr. Phillips introduced the topic to the Board for consideration. Discussion ensued regarding creating a wish list for items to be added to.

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TWELFTH ORDER OF BUSINESS

Presentation of Master Plan List

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

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THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Evans advised he has drafted an action item list.

Mr. Smith discussed sending a warning notice to LMP.

Mr. Hengel spoke about items including a community bank box at the rec center, keys for the storage unit, and behavior at last month's meeting.

On a Motion by Mr. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors agreed to close the topic of personnel and consider the discussion a warning to Mr. Maro for the GreyHawk Landing Community Development District.

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FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Hengel, seconded by Mr. Smith, with all in favor, the Board of Supervisors adjourned the meeting at 8:32 PM for the GreyHawk Landing Community Development District.

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Asst. Secretary

Chair / Vice Chair