



Rizzetta & Company

GreyHawk Landing Community Development District

**Board of Supervisors' Meeting
June 27, 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.

June 24, 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, June 27, 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 Plant Removal Proposals Tab 1
 - [ii. Discussion of Midge Sampling Proposal..... Tab 2](#)
 - B.** Landscape Update
 - i. Consideration of Landscape-Related Proposals (if any)
 - C.** District Engineer
 - i. Update Regarding FDOT and SR-64 Entrance
 - ii. Discussion of Roundabout Plans Tab 3
 - D.** District Counsel
 - i. Update Regarding Small Cell Technology
 - E.** Field Manager Report Tab 4
 - F.** District Manager
- 4. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Meeting held on May 23, 2019..... Tab 5
 - B.** Consideration of Operations & Maintenance Expenditures for May 2019 Tab 6
- 5. BUSINESS ITEMS**
 - A.** Consideration of County Nondisclosure Agreement..... Tab 7
 - B.** [Presentation of Final Audit for FY 2017-2018 Tab 8](#)
 - C.** Ratification of Irrigation Proposal Tab 9
 - D.** Consideration of Pool Services Proposal Tab 10
 - E.** Discussion of Proposed Speed Tables Tab 11
 - F.** [Discussion Regarding Pool Rules](#)
 - G.** Discussion of Master Plans
 - H.** 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, May 23, 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
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
Scott Smith	Regional Manager; RASI
Gregg Gruhl	Amenity Svcs. Manager; RASI
Richard Wilbert	LMP

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

- **Bea Miller** discussed landscaping concerns.
- **Tom Latimer** spoke about Brazilian pepper tree removal.
- **Charles Dine** requested radar signs for speed monitoring.

- 46 • **Jack Ranalli** spoke about midge fly infestation and pond aeration.
- 47 • **Dale Hibbard** discussed traffic circle hazards, and fitness center equipment.
- 48 • **Rich Veraszto** spoke about landscape issues.
- 49 • **Laura Bretthauer** asked about the survey being sent out.

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51 **THIRD ORDER OF BUSINESS**

Staff Reports & Updates

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53 **A. Aquatics Update**

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55 Mr. Phillips provided a brief update for the Board. General discussion
56 regarding pond trash removal ensued.

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58 **i. Consideration of Pepper Tree Removal Proposal**

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60 Mr. Phillips presented a proposal for Brazilian pepper tree removal to the
61 Board for 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 approved proposal #109092 from Aquagenix for Brazilian pepper tree removal in the amount of \$6,600.00 for the GreyHawk Landing Community Development District.

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64 **B. Landscape/Irrigation Update**

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66 Mr. Wilbert of LMP provided an update for the Board and addressed and
67 answered the Board's general questions. Discussion ensued. The Board
68 requested staff to meet with the vendor on site to ensure all areas are being
69 addressed on a weekly mowing rotation.

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

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73 Mr. Wilbert presented landscape proposals to the Board for consideration.
74 Discussion ensued.

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On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved proposal #59804 from LMP for maple tree replacement in the amount of \$1,936.00 and sweet gum tree enhancement (four 30-gallon to be installed) by Suncoast Landscaping in the amount of \$1,375.00 for the GreyHawk Landing Community Development District.

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77 **C. District Engineer**

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i. Update Regarding FDOT and SR-64 Community Entrance

Mr. Schappacher provided an update for the Board and addressed and answered the Board's questions. General discussion ensued. The Board authorized the Chair to execute the proposal for the washout areas. Mr. Schappacher will work with staff on the issue of residents extending their landscaping onto District property.

ii. Discussion of Developer Punch List Items

Mr. Schappacher provided an update on the subject. Discussion ensued, including regarding issues on Brambling Court. Mr. Schappacher will conduct a sidewalk review and work up an estimate for the work to be performed.

D. District Counsel

i. Update Regarding Small Cell Technology

Mr. Cohen outlined his report, provided an update on the Signal 88 contract, and addressed and answered the Board's general questions. General discussion regarding developer responsibility of invasives control was held.

E. Field Manager

Mr. Maro outlined his report and addressed and answered general questions from the Board. General discussion regarding security staffing ensued.

i. Consideration of Pool Service Proposal

Mr. Phillips and Mr. Maro presented a proposal for monthly pool service to the Board for consideration. Discussion ensued. The Board directed staff to gather additional quotes for competitive comparison.

ii. Consideration of Pool Pavers Proposal

Mr. Phillips and Mr. Maro presented a proposal for pool pavers power-washing and sealing to the Board for consideration. Discussion ensued. The Board tabled the item, placing it on the action item list instead.

iii. Consideration of Sound Panels Proposal

Mr. Phillips and Mr. Maro presented a proposal for sound panel installations to the Board for consideration. Discussion ensued.

On a Motion by Mr. Smith, seconded by Mr. Hengel, with all in favor, the Board of Supervisors approved the proposal from Miller Insulation & Acoustics, Inc. in the amount of \$6,775.00 for the GreyHawk Landing Community Development District.

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iv. Consideration of Keypad Proposal

Mr. Phillips presented a proposal for installation of a resident keypad entry system to the Board for consideration. Discussion ensued. The Board chose to take no action on the proposal.

F. District Manager

Mr. Phillips announced that the next regular meeting will be held on Thursday, June 27th at 6:00 PM at the GreyHawk Landing Clubhouse located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting Held March 28, 2019

Mr. Phillips presented the minutes of the Board of Supervisors' meeting held on March 28, 2019 to the Board for consideration.

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved the March 28, 2019 meeting minutes for the GreyHawk Landing Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting Held April 25, 2019

Mr. Phillips presented the minutes of the Board of Supervisors' meeting held on April 25, 2019 to the Board for consideration.

On a Motion by Mr. Bush, seconded by Mr. Evans, with all in favor, the Board of Supervisors approved the April 25, 2019 meeting minutes for the GreyHawk Landing Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for April 2019

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156 Mr. Phillips presented the Operations & Maintenance expenditures for April 2019
157 to the Board for ratification.
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On a Motion by Mr. Smith, seconded by Mr. Bush, with all in favor, the Board of Supervisors ratified the Operations & Maintenance expenditures for April 2019 (\$129,068.64) for the GreyHawk Landing Community Development District.

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160 **SEVENTH ORDER OF BUSINESS** **Consideration of Amenity**
161 **Services Proposal**
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163 Mr. Phillips presented an amenity services proposal to the Board for consideration.
164 Discussion ensued. The Board did not take action on the proposal at this time.

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166 **EIGHTH ORDER OF BUSINESS** **Presentation of Fiscal Year**
167 **2019-2020 Proposed Budget**
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169 Mr. Phillips presented the Fiscal Year 2019-2020 proposed budget to the Board
170 for consideration. Discussion ensued.

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172 **NINTH ORDER OF BUSINESS** **Consideration of Resolution**
173 **2019-02, Approving Proposed**
174 **Budget and Setting Public**
175 **Hearing**
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177 Mr. Phillips presented Resolution 2019-02 to the Board for consideration.
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On a Motion by Mr. Hengel, seconded by Mr. Evans, with all in favor, the Board of Supervisors adopted Resolution 2019-02, Approving the Proposed Budget and Setting a Public Hearing, for the GreyHawk Landing Community Development District.

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180 **TENTH ORDER OF BUSINESS** **Consideration of Proposal for**
181 **Camera Repairs**
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183 Mr. Phillips presented a proposal for security camera repairs to the Board for
184 consideration. Discussion ensued.

On a Motion by Mr. Hengel, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the proposal from State Alarm for security camera repairs in the amount of \$2,307.58 for the GreyHawk Landing Community Development District.

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187 **ELEVENTH ORDER OF BUSINESS**

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Consideration of Proposal for Monument Lighting

Mr. Phillips presented a proposal for monument LED lighting improvements to the Board for consideration. Discussion ensued.

On a Motion by Mr. Evans, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved the proposal from Nostalgic Lampposts for monument LED lighting improvements in the amount of \$2,345.00 for the GreyHawk Landing Community Development District.

193 **TWELFTH ORDER OF BUSINESS**

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Discussion of Draft Security Survey Letter

Mr. Phillips presented the draft security survey letter to the Board for review. Discussion ensued. The Board directed staff to include the survey with the budget mailing to be sent.

201 **THIRTEENTH ORDER OF BUSINESS**

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Discussion of Master Plans

Mr. Phillips introduced the item to the Board for review. Discussion ensued. The Board asked to keep the item on the agenda as an ongoing topic of discussion.

206 **FOURTEENTH ORDER OF BUSINESS**

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Consideration of Tennis Court Proposal

Mr. Maro presented a proposal for sport court renovations to the Board for consideration. Discussion ensued. As the item was an off-agenda consideration, Mr. Cohen asked for public comment before the motion was voted on.

On a Motion by Mr. Bush, seconded by Mr. Smith, with all in favor, the Board of Supervisors authorized the Chair to execute a contract with Stewart Tennis for sport court renovations in an amount not to exceed \$23,000.00 for the GreyHawk Landing Community Development District.

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214 Mr. Cohen confirmed he will draft a vendor contract for signing.

216 **FIFTEENTH ORDER OF BUSINESS**

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Supervisor Requests

Mr. Hengel reviewed items and projects addressed during the last meeting.

220 **SIXTEENTH ORDER OF BUSINESS**

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Adjournment

On a Motion by Mr. Smith, seconded by Mr. Hengel, with all in favor, the Board of Supervisors adjourned the meeting at 8:23 PM for the GreyHawk Landing Community Development District.

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Asst. Secretary

Chair / Vice Chair

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