



Rizzetta & Company

GreyHawk Landing Community Development District

Board of Supervisors' Meeting September 26, 2019

District Office:
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Riverview, Florida 33578
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**GREYHAWK LANDING
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Jim Hengel Mark Bush Jeffrey Evans Dennis Smith	Chair Vice Chair Assistant Secretary Assistant Secretary
District Manager	Angel Montagna	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.

September 18, 2019

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

Dear Board Members:

The regular meeting of the Board of Supervisors of the GreyHawk Landing Community Development District will be held on **Thursday, September 26, 2019 at 6:00 p.m.** at the GreyHawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS & UPDATES**
 - A. Aquatics Update
 - B. Discussion Regarding LMP
 - C. District Engineer
 - i. Consideration of Roadway Repairs Tab 1
(tabled from last meeting)
 - ii. Consideration of Striping Repairs Tab 2
(tabled from last meeting)
 - iii. Discussion Regarding of Root Pruning
 - D. District Counsel
 - E. Field Manager Report Tab 3
 - F. District Manager
 - i. Discussion Regarding Staff
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Meeting held on August 22, 2019..... Tab 4
 - B. Consideration of Operations & Maintenance Expenditures for August 2019..... Tab 5
- 5. BUSINESS ITEMS**
 - A. Discussion Regarding Asking Vendors to Reduce their Fees
 - B. Consideration of Amenity Services Proposal Tab 6
(tabled from last meeting)
 - C. Consideration of Proposal for Insurance Renewal Tab 7
 - D. Presentation of Action Item List..... Tab 8
- 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) 933-5571.

Respectfully,
Angel Montagna

Angel Montagna
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, August 22, 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
Dennis Smith	Board Supervisor, Assistant Secretary
Jeffrey Evans	Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna	District Manager; Rizzetta & Company, Inc.
Andrew Cohen	District Counsel; Persson Cohen & Mooney
Rick Schappacher	Schappacher Engineering
Scott Smith	Representative, Rizzetta Amenity Services
Gregg Gruhl	Representative, Rizzetta Amenity Services
Ed Maro	Field Manager
Miguel Mares	Representative, LMP
Bill Gipp	Representative, LMP

Audience

FIRST ORDER OF BUSINESS

Call to Order & Pledge of Allegiance

Ms. Montagna 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

Resident comments were entertained regarding the Spooktacular, the condition of the community and the pool being closed. Additional comments were entertained regarding an erosion issue on District property, ponds, security, and streetlights on Petunia Terrace.

48 The Board also heard comments regarding the erosion issue at the back of
49 a resident's property, a discrepancy in the operations and maintenance budget, and the
50 security survey.

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52 **THIRD ORDER OF BUSINESS**

Staff Reports and Updates

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54 **A. Aquatics Update**

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56 Ms. Montagna provided a brief update for the Board.

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58 **B. Landscape/Irrigation Update**

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60 Mr. Mares and Mr. Gipp gave the Board an update in the landscape
61 maintenance. Mr. Mares introduced himself as the new account manager
62 for the District's landscape maintenance.

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

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66 Ms. Montagna presented proposals to the Board for consideration. Ms.
67 Montagna gave the Board members the revised 5B proposal. This item was
68 tabled.

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70 The Board also reviewed LMP's proposal for an initial cleanup before
71 assuming the landscape maintenance. It was stated that the developer will
72 be paying this.

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74 **C. District Engineer**

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76 Mr. Schappacher addressed several erosion issues with the Board.

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78 **i. Consideration of Roadway Repairs**

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80 Mr. Schappacher presented and reviewed the Asphalt Repairs Bid
81 Tabulation Form. The Board decided to table this item until their October
82 meeting.

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84 **ii. Consideration of Striping Repairs**

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86 Mr. Schappacher presented and reviewed the Striping Repairs Bid
87 Tabulation Form. The Board tabled this item until their October meeting.

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89 **iii. Consideration of Signage Repairs**

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91 Mr. Schappacher presented and reviewed the Signage Repairs Bid
92 Tabulation Form.

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On a Motion by Mr. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved one sign at a cost of \$250.00 for the GreyHawk Landing Community Development District.

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iv. Consideration of Sidewalk Repairs

Mr. Schappacher presented and reviewed the Sidewalk and Curb Repairs Bid Tabulation Form. A discussion ensued regarding the proposals

On a Motion by Mr. Hengel, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved ANJ Excavation's lowest bid of \$5,237.00 for the sidewalk and curb repairs for the GreyHawk Landing Community Development District.

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Further discussion ensued regarding extra conduits, additional paving the week after Labor Day, the homes behind Blackbird, and the letter that was sent to the resident regarding a fence and pipes that were installed on District property, and the Nature Trail extension.

A discussion also ensued regarding the rain sensors in Phase 5B. It was stated that LMP will mow and edge Phase 5B.

D. District Counsel

Mr. Cohen outlined his report and addressed and answered the Board's general questions.

i. Consideration of MCSO Holiday Rates Letter

Mr. Cohen presented and reviewed the Manatee County Sheriff's Office Holiday Rates Letter.

E. Field Manager

Mr. Maro outlined his report and addressed and answered general questions from the Board. A discussion ensued regarding the recreation pool being open before Labor Day. Mr. Maro will have vendor proposals for the September meeting agenda.

Mr. Maro stated that the clubhouse motor went out. He stated that he will need to order another full unit at a cost of \$3,100. It was requested that the pool updates be posted to the District's website. Tiffany can also add the updates to the newsletter.

F. District Manager

Ms. Montagna announced that the next regular meeting will be held on Thursday, September 26, 2019 at 6:00 PM at the GreyHawk Landing Clubhouse located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

Ms. Montagna reviewed the results of the security survey with the Board members.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of
Board of Supervisors' Meeting
held July 25, 2019**

Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on July 25, 2019 to the Board for consideration.

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

FIFTH ORDER OF BUSINESS

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

Mr. Croom presented the Operations & Maintenance expenditures for July 2019 to the Board for ratification.

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board of Supervisors ratified the Operations & Maintenance expenditures for July 2019 (\$150,659.24) for the GreyHawk Landing Community Development District.

SIXTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2019/2020 Final Budget**

Ms. Montagna asked for a motion to open the public hearing on the fiscal year 2019/2020 final budget.

On a Motion by Mr. Hengel, seconded by Mr. Evans, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2019/2020 Final Budget for the GreyHawk Landing Community Development District.

Ms. Montagna presented the final budget and reviewed line items of the budget. She stated that the budget shows an increase of \$201,947 from the previous fiscal year. Ms. Montagna entertained questions and comments regarding the budget.

170 Ms. Montagna asked for a motion to close the public hearing on the fiscal year
171 2019/2020 final budget.
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On a Motion by Mr. Hengel, seconded by Mr. Smith, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2019/2020 Final Budget (\$1,619,122.00) for the GreyHawk Landing Community Development District.

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174 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution**
175 **2019-03, Adopting Fiscal Year**
176 **2019/2020 Final Budget**
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178 Ms. Montagna presented Resolution 2019-03, Adopting Fiscal Year 2019/2020
179 Final Budget. An involved discussion ensued regarding being over budget. Mr. Evans
180 made a motion to request that all vendors reduce their contacts by 5%. Mr. Bush
181 seconded the motion. Mr. Hengel opposed the motion and the motion failed. The Board
182 will have further discussion at their next meeting. Mr. Evans made a motion to trim the
183 Operations and Maintenance budget. Mr. Bush seconded the motion. Mr. Hengel
184 opposed the motion and the motion failed. Mr. Evans made a motion to move some
185 contingency fund to the reserve fund. Mr. Bush seconded the motion. Mr. Hengel
186 opposed, and the motion failed.

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188 The Board would like to hold a workshop for the vacant seat on the Board and Strategic
189 Planning. A discussion ensued line items of the budget.
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On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved Resolution 2019-03, Adopting Fiscal Year 2019/2020 Final Budget for the GreyHawk Landing Community Development District.

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192 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution**
193 **2019-04, Imposing Special**
194 **Assessments and Certifying an**
195 **Assessment Roll**
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197 Ms. Montagna presented Resolution 2019-04, Imposing Special Assessments and
198 Certifying an Assessment Roll.
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On a Motion by Mr. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved Resolution 2019-04, Imposing Special Assessments and Certifying an Assessment Roll for the GreyHawk Landing Community Development District.

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201 **NINTH ORDER OF BUSINESS** **Consideration of Resolution**
202 **2019-05, Setting the Meeting**
203 **Schedule for Fiscal Year**
204 **2019/2020**

205 Ms. Montagna presented Resolution 2019-05, Setting the Meeting Schedule for
206 Fiscal Year 2019/2020.

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On a Motion by Mr. Hengel, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved Resolution 2019-05, Setting the Meeting Schedule for Fiscal Year 2019/2020 as presented for the GreyHawk Landing Community Development District.

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209 **TENTH ORDER OF BUSINESS**

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213 Ms. Montagna presented Resolution 2019-06, Re-designating an Assistant
214 Secretary. She stated that the resolution would add her as an Assistant Secretary for
215 signature purposes.

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**Consideration of Resolution
2019-06, Re-designating an
Assistant Secretary**

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved Resolution 2019-06, Re-designating an Assistant Secretary (Angel Montagna) for the GreyHawk Landing Community Development District.

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218 **ELEVENTH ORDER OF BUSINESS**

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221 Ms. Montagna presented the ADA website compliance proposals from ADASC,
222 Campus Suite, and VGlobal Tech. A discussion ensued.

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**Consideration of ADA Website
Compliance Proposals**

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved Campus Suite's proposal for ADA Website Compliance for the GreyHawk Landing Community Development District.

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225 **TWELFTH ORDER OF BUSINESS**

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228 Ms. Montagna presented the Technology Services Contract.

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**Consideration of Technology
Services Contract**

On a Motion by Mr. Hengel, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the Technology Services Contract (\$175.00) for the GreyHawk Landing Community Development District.

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232 **THIRTEENTH ORDER OF BUSINESS**

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235 Ms. Montagna presented the proposal for Amenity Services. A discussion ensued.
236 Mr. Evans made a motion to approve the Amenity Services Proposal.

**Consideration of Amenity
Services Proposal**

