

**MINUTES OF MEETING
ARBOR GREENE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Arbor Greene Community Development District was held on Monday, April 22, 2013 at 6:30 p.m. in the Gathering Room, Arbor Greene Community Center, 18000 Arbor Greene Drive, Tampa, Florida.

Present and constituting a quorum were:

Adam Tanenbaum	Chairman
Christine Nelson	Vice Chairperson
Toby P. Thomson	Supervisor
Steven Eckhardt	Supervisor
Michael S. Candella	Supervisor

Also present were:

John Ricciardi	District Manager
Bob Farrell	General Manager

8 Residents

The following is a summary of the minutes and actions taken at the April 22, 2013 Arbor Greene Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order

A. Roll Call

Mr. Tanenbaum called the meeting to order and all Supervisors were in attendance with the exception of Mr. Eckhardt.

B. Approval of Agenda

Mr. Tanenbaum requested deleting Item 4Bi. – *Clubhouse and Bar Code ID Verification* from the agenda.

SECOND ORDER OF BUSINESS

Reports

A. Chairman's Report

- Mr. Tanenbaum reminded the Board to review the Policies and Procedures for discussion at a future meeting.

- The email from Ms. Nelson in which she submitted her resignation from the Board effective June 1, 2013 was acknowledged.
- The Cross Creek berm plantings need to be addressed.

B. District Engineer's Report

Mr. Farrell reported the following on behalf of Ms. Stewart:

i. Update on Crosswalks

The triangles have been added to the eastbound side; the westbound side is awaiting some traffic control help. The Finial poles are on order.

ii. Quotes for Expanded Review of Clubhouse

Quotes for expanded review of the clubhouse are in the General Manager's Report.

C. District Counsel's Report

There not being any, the next item followed.

D. District Manager's Report

Follow up items:

- Last month residents requested the use of the clubhouse for a charitable event which would include the sale or serving of alcohol included in the entry ticket cost. The insurance carrier indicated that the event holder who will be selling or providing the alcohol must provide a special event insurance policy; naming the District, its employees, the Board and the management company as additional insured's. However, the special event policy would be quite expensive. It was recommended to the Board to only approve this event upon receipt of the special event insurance policy.

- Regarding investing additional funds, an additional \$300,000 was invested in the Florida Shores account in March. The accountants are continuing to look at what else can be invested. Assuming interest rates are favorable, maturing CD's will be reinvested in May.

The record will reflect Mr. Eckhardt joined the meeting.

- As requested by the Board, updated contracts from Severn Trent and Greenview will be included in the next Board packets.

- Regarding previous discussions on street parking, District Counsel is working on this. Board members requested that Mr. Ricciardi ask Devonshire for a copy of their towing policy.
- The OLM inspection report from April 2nd was received with a score of 91.5%.

i. Review and Approval of the Minutes of the March 21, 2013 Workshop Meeting and the March 25, 2013 Regular Board Meeting

Each Board member received a copy of the minutes of the workshop and regular Board meetings and any additions, corrections or deletions were requested.

On MOTION by Mr. Thomson with all in favor the minutes of the March 21, 2013 workshop meeting were approved.

Changes to the regular meeting minutes were requested and so noted and will become part of the final workshop minutes.

On MOTION by Ms. Nelson with all in favor the minutes of the March 25, 2013 regular meeting were approved as amended.

ii. Review and Approval of the March 2013 Financial Statements

Mr. Ricciardi reported Revenue to date is 93.78% collected compared to last year at the same time, which was 93.39%.

On MOTION by Mr. Candella with all in favor the March 2013 financial statements were approved.

iii. Consideration of Agreement for Service with OLM

Mr. Ricciardi noted this is a two year contract and District Counsel has accepted this form of contract in its present format.

Mr. Thomson MOVED to change/amend the contract start date to April 22, 2013; with Mr. Thomson, Mr. Tanenbaum, Mr. Eckhardt and Mr. Candella voting Aye, and Ms. Nelson voting Nay, the contract was approved with the amended start date of April 22, 2013.

On MOTION by Mr. Thomson with all in favor the contract with OLM, as amended, was approved.

iv. Discussion of Preliminary Draft Fiscal Year 2014 Budget

Mr. Ricciardi explained a preliminary budget, with changes requested by the Board, will be approved at the May Board meeting. The changes the Board requested at the last workshop meeting reduced the General Fund Maintenance and Operation assessments down to roughly 3.3% less. Changes made to some of the Gate assessments are reflected in the budget as presented today. A revised Preliminary Draft of the fiscal year 2014 budget will be presented at the May regular Board meeting and a budget adoption date will be scheduled.

Mr. Tanenbaum MOVED to direct Severn Trent to change the fiscal year 2014 budget under Landscape, from \$10,000 to \$40,000, adding \$30,000 to R&M Trees and Trimming; with Mr. Tanenbaum, Mr. Thomson, Mr. Candella and Ms. Nelson voting Aye and Mr. Eckhardt voting Nay, the motion was approved.

Mr. Thomson requested that the proposed draft of the fiscal year 2014 budget (after changes discussed at this meeting are made) and revisions moving forward, be posted on the District website.

E. General Manager's Report

i. Vendor/Concessionaire Contract Review/Amendments/Approval

#99062 – Contracts – T-Bay, Alan Williams, tennis contract finalized and ready for Board final review.

#819 – Painting and Repair in clubhouse, administration and snack area. Ms. Stewart recommends hiring Karins Engineering; they will provide a contract for supervising/inspecting this project.

#99016/982 – Sidewalk Repairs – 2013 Phase II – Ross Masonry declined to submit a bid as they are too busy.

It was recommended to proceed with Precision Sidewalk Safety at a cost of not to exceed \$9,750.

#1029 – Pump Station – It was recommended to terminate the contract with ITS and start a new contract with Citrus7 with an annual savings from \$300 to \$1,000.

#1014 – Pond #20 – Leak on North end. It was recommended that BioMass repair at a cost of not to exceed \$6,000.

Ms. Deanna Hall, a resident of Heather Sound reported an Oak tree that is planted very close to her driveway is popping up the driveway apron. The General Manager's recommendation is to remove the tree. The Board was asked for guidance on how to proceed with the repair of the apron. District Counsel has indicated the District is not obligated to repair the apron or the mailbox.

#905 – Cross Creek Berm – A resident who attended the last workshop meeting expressed dissatisfaction with the planting of twenty 30 gallon Viburnum. Photos of the area in question are attached to the General Manager's Report and Mr. Farrell expounded on this issue, which included recommendations.

ii. Expenditure Requests/Policy Matters

This was not discussed.

iii. Questions/Consideration of Recommendations

Mr. Thomson asked if the contract is with Julia Lamb or Tampa Bay Aquatics. Mr. Farrell will find out if Julia Lamb is the sole proprietor. Ms. Nelson would like the font on the Julia Lamb contract changed to look like all other contracts. Also, revise the sales tax language similar to the Alan Williams contract.

On MOTION by Mr. Thomson with all in favor the concession agreement document with Alan Williams as presented was approved. (without parenthesis before \$400 and after *sales tax*).

#819 – Painting and Repairing Clubhouse, Admin and Snack Area

The District Engineer will be asked to clarify and ensure that the dormer repair is included in the proposal from Karins Engineering Group and she will be asked to attend the next Board meeting in May. No action was taken on this item at this time.

#982 – Sidewalks

On MOTION by Mr. Thomson with all in favor proceeding with the Precision Sidewalk Safety proposal of not to exceed \$9,750 to repair sidewalks, funds from Unassigned Reserves, was approved.

The Chairman inquired about prioritizing the sidewalk repairs and Mr. Farrell clarified that the \$9,750 is a not to exceed cost and they will do all sidewalks previously identified with yellow marks.

#1029 – Pump Station

Mr. Farrell recommended terminating contract with ITS and entering into a contract with Citrus7.

On MOTION by Mr. Thomson with all in favor terminating the contract with ITS (Irrigation Tech Services) with a 30 day notice was approved.

On MOTION by Mr. Candella with all in favor contracting with Citrus7 for irrigation services was approved as amended.

#1014 – Pond 20

Mr. Farrell recommended BioMass to repair the leak on the North end of the pond.

On MOTION by Ms. Nelson with all in favor the proposal from BioMass to repair the leak at pond 20 at a cost of not to exceed \$6,000 with funds from Unassigned Reserves-Lakes was approved.

#1016 – Heather Sound

Resident report of a CDD tree causing the driveway apron at 10106 Heather Sound to up-heave. The consensus of the Board was to remove the tree and no action will be taken regarding the apron (referred to email from District Counsel).

FOURTH ORDER OF BUSINESS **New Business and Supervisor Requests**

B. Supervisor Requests and Motions

Ms. Nelson proposed that whoever fills her seat should be a tax payer/resident owner. She also recommended to Mr. Farrell that he obtain a quote for repairing the driveway apron at 10106 Heather Sound as discussed in the item above.

E. General Manager’s Report (continued)

iii. Questions/Consideration of Recommendations (continued)

#905 – Cross Creek Berm

Mr. Farrell reviewed the proposals for irrigation and plantings on the berm area; 47 Viburnum and irrigation \$5,620 total cost.

THIRD ORDER OF BUSINESS **Old Business**

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS **New Business and Supervisors Requests**

A. Public Comments and Requests

Mr. Elliott Mason and Ms. Barbara Prasse reported large ruts and broken sprinkler heads; both residents maintain sod was not laid properly and Bahia was laid too far into the yard; sod laid on top of other grass. Ms. Prasse also noted the pavers were broken; they were fixed but not laid properly.

Ms. Valerie Casey reported her enjoyment of the tennis courts has been diminished by the infant swim coach who is rude and disrespectful and the kids are screaming. She also expressed her opinion that the trees in the streets need to be trimmed as they are too low for SUV’s. Paper towels for the restroom were requested.

Mr. Parker Pope gave the Board a proposal to provide “Mindfulness Meditation” for bereavement/grief (Monday evenings, 7:30 to 8:30 and Wednesday nights 7:30 to 8:30. There would be no fees/no membership costs and it is non-denominational. Mr. Pope asked for the use of the aerobics room on Monday and Wednesday nights from 7:30 to 8:30. The consensus of the Board was to approve the use of the aerobics room for six weeks, if the request time slot is available.

Ms. Julia Rodgers of 10260 Devonshire asked if the new plants will give height; what about Bamboo; what was cut down and what was pulled up in trimming. Mr. Farrell indicated

Bamboo is not being used anywhere on CDD property. Regarding what was pulled out, Mr. Farrell noted it was primarily vines, possibly Jasmine. As it grows in, it will grow fuller. Ms. Rodgers also asked where will the Viburnum be planted. Mr. Farrell responded the recommendation is that it be planted on the inner berm.

Ms. Dorothy Baron asked will there be anything else planted behind her house. Mr. Farrell responded, building #1, no, none. Will the irrigation system go past her house: per Mr. Farrell, yes. What about irrigation for the Viburnum previously planted; no, we will hand water them from now until June and they should take during the rainy season. Ms. Baron also noted she still does not think the previous plantings solve the issue of people coming through, but she will wait to see how things grow.

Ms. Cheryl Anderson noted she is happy with the plants as long as they grow, but looking out she can see the traffic and hear the noise. Also, her grandson was one of the “screamers” in the infant swim program. Her experience was that the swim coach was not rude.

B. Supervisor Requests and Motions (continued)

#905 – Cross Creek Berm

On MOTION by Mr. Tanenbaum with all in favor the Cross Creek berm improvements as amended for a cost of not to exceed \$5,620 were approved with funds as follows: \$2,800 from R&M Irrigation and \$2,820 from R&M Renewal and Replacement.
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Mr. Tanenbaum reported a tree between 10207 and 10209 Timberland Pointe Drive has a branch hitting a street light globe. Also, the yellow sign by the gate house is crooked (Gate Ahead). Mr. Candella requested that the “Trucks Route & Visitors Left” sign be repositioned as it is currently too low and too far away.

Mr. Eckhardt requested information on the “Gate Works” system that the Waterchase HOA is using.

Mr. Tanenbaum raised the issue of using different color lights at the gate house. Mr. Farrell was asked to ensure the lights are aimed properly and consistent colors. He also inquired about the moss on the Oak trees; does Greenview take care of this. Mr. Farrell will ask them to look at the approach to Parkview and Heather Sound.

The easement damage, as previously reported, was discussed again. Mr. Mason indicated he is willing to add new sprinklers and then have Mr. Farrell install the sod.

C. Announcements

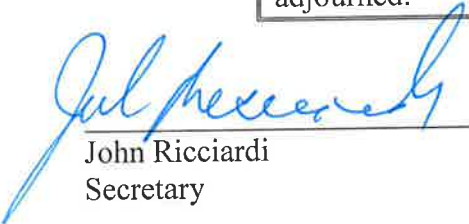
Ms. Nelson's resignation was discussed. Mr. Thomson suggested advertising in the Newsletter and reviewing applications of candidates. Mr. Eckhardt suggested taking the person who ran in the last elections who received the next highest votes. A notice will be posted on the website and letters of intent will be requested to be forwarded to Mr. Ricciardi and will be discussed at the June meeting.

FIFTH ORDER OF BUSINESS


Adjournment

There being no further business,

On MOTION by Mr. Candella with all in favor the meeting was adjourned.



John Ricciardi
Secretary



Adam S. Tanenbaum
Chairman