

**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 April 13, 2004 at 6:30 p.m. in the Gathering Room of the Arbor Greene Recreation Center, 1800 Arbor Greene Drive, Tampa, Florida.

Present and constituting a quorum were:

Jeff Meehan	Vice Chairman
Christine Nelson	Assistant Secretary
Bill Wood	Supervisor (via phone)

Also present were:

John Daugirda	Manager
Chuck Adams	District Staff
Barbara Kosciński	Arbor Greene
Gary Smith	Arbor Greene
Allan Williams	Arbor Greene
Mr. Frank Choy	Resident
Numerous Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Daugirda called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the March 10, 2004 Meeting

Mr. Meehan stated on page 14, four bullets down, delete the first sentence in italics.

On MOTION by Ms. Nelson seconded by Mr. Meehan with all in favor the minutes of the March 10, 2004 meeting were approved as amended.
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THIRD ORDER OF BUSINESS

Consideration of a Contract with U.S. Security Associates for Access Control Guard Services

Mr. Adams stated at the last meeting several Supervisors indicated we continue to have problems with front gate guards not following post orders and scrutinizing the entry, as they should. We had previously sent Fox Security a defective work notice and required them to meet with Ms. Nelson and me to go over deficiencies and discuss a correction plan. They made some corrections and we felt comfortable for several months; however, it appears Fox has lapsed back into old bad habits.

In our conversation with Fox we talked about some other high-end security companies that work in other area communities. U.S. Security Associates is one such company and works at Hunter's Green and Cheval. They recently won a second 2-year contract at a subdivision within the Westchase community, an award based on a sealed bid process that I undertook for that community. The prices U.S. Security quoted in the sealed bid are identical to those proposed to Arbor Greene for the same level of service Westchase receives and that you should be receiving now which is \$13.40/guard hour the first year and \$13.75/guard hour for the second year option. The total value of the contract for the first year is \$117,384 and \$124,050 for the second year.

I mention the U.S. Security bid in my analysis because it is common for governmental agencies that have gone through sealed bid processes for certain commodities or services to allow other governmental agencies to piggyback on bid results as long as the original bidding agency has no issue with your piggybacking. There is no objection here from Westchase. The total value of the proposed contract does not exceed your statutory limit of \$150,000 so you do not have to go through the formal sealed bid process. Such a process would require at least 30 days and publication of legal notices, which is some additional expense. Piggybacking provides cost savings to you and allows the service to be implemented much more quickly. Does the Board wish to continue discussions on Fox Security's guard service or to approve or deny this new proposal as presented today?

Ms. Nelson asked who was the previous security company?

Mr. Daugirda responded ISMG.

Ms. Nelson asked have you had any experience with them? We had issues with ISMG.

Mr. Adams responded I have no experience with them, or with Fox Security other than this particular post. I generally deal with Pinkerton, Wackenhut, and U.S. Security for the high-end country club communities I manage down south with similar situations to yours as a fully gated community. U.S. Security now provides services for just one subdivision in Westchase that is gated.

Ms. Nelson asked can U.S. Security handle an additional client given all the other communities they serve?

Mr. Adams responded Westchase is a re-up; their prior 2-year contract expired and was rebid. U.S. Security and another company bid and U.S. Security came in as the lowest, responsible, and responsive bidder through that process. Westchase is tickled to death with their service.

Ms. Nelson asked will adding Arbor Greene be a stress for them?

Mr. Adams responded not in this particular area. They have Hunter's Green and Cheval, are used to high-end clients, and are able to bring in better guards. Although it is not always the case, if we are comfortable with guards at certain posts, we can sometimes work out an arrangement for them to stay with the community providing they do not have a "non-compete" or other legally binding contract with the existing company they work for.

Mr. Meehan asked is this proposal for one or two years?

Mr. Adams responded it is a 1-year proposal with a second year option. You will enter into the same 1-year contract with second year option that you have now, a 30-day termination without cause clause, and an immediate termination with cause clause.

Mr. Meehan stated it looks like we are \$100,000 under on expenses.

Mr. Adams stated it is a little misleading because \$50,000 of that is in your contingency fund.

Mr. Meehan asked how much of that is dependent on timing?

Mr. Adams responded conservatively, about \$35,000. You have timing issues with landscaping activity. Your monthly landscaping bills will change because it is based on certain activities taking place as scheduled in a particular month.

Mr. Meehan stated we are about \$20,000 ahead on State collections as well. Is that real in terms of savings and interest?

Mr. Adams responded it is real.

Mr. Wood asked is Miscellaneous Expenses close to \$50,000?

Mr. Adams responded yes, as far as we know now.

Mr. Meehan stated the question is how big an issue do we have with the security company. We have tried to work with them.

Ms. Nelson stated it is a \$14,000 difference. Is it worth it for our community to kick up the ante a little to get more security? This is a security and not a monitoring function. So many times I have seen guards doing not even the bare minimum of stopping cars, taking license plates, and taking names and numbers. That is my own experience and I know several residents have seen the same thing.

Mr. Adams stated it is essentially a greeting service here. However, you want guards to follow post orders and scrutiny procedures to a T.

Ms. Nelson stated the difference between service at Arbor Greene and Hunter's Green is amazing. At Hunter's Greene, cars are lined up on the road to get in because guards do not deviate from post rules. Arbor Greene deserves at least that same level of service.

Mr. Meehan asked will it cause any controversy if the Board voted on this tonight?

Mr. Adams responded staff will act if the Board indicates it is interested in proceeding and you would ratify that action at your next meeting.

Mr. Wood asked how do the new and old contracts compare in terms of cost?

Mr. Adams responded the difference is \$14,000. You currently pay \$103,000/year and would go to \$117,000 for the first year.

Mr. Daugirda stated that is for the balance of the fiscal year through September 2004.

Mr. Adams stated it is a \$7,000 difference on your books this year.

Mr. Wood asked how long have we had Fox Security?

Mr. Adams responded close to one year.

Mr. Daugirda stated Hunter's Green also had ISMG originally. Mr. John Blakely brought them over then but Hunter's Green changed out and they have new security they are positive about. U.S. Security also works at Heritage Isles so they have an interest in this "corridor." Having several area contracts sometimes helps with staffing in that the company has people targeted in the area so if a guard is sick they can fill the absence.

Mr. Meehan asked would they duplicate staff?

Mr. Adams responded it will probably be a mix. They may even be able to retain 1-2 from the existing Fox staff; at least that is our preliminary discussion as part of the transition because there are some shining stars in existing staff. The problem is that if one or two guards do not follow post orders, the whole program gets a black eye. This is such a people and interface business that those you hire can make or break the company. I see this problem regularly in all our communities. Some communities have even taken operations in-house to hire people, raise the stakes, and pay them huge amounts of money to sit in the gatehouse. Even then, there are problems from time to time because you can still land up with a bad egg.

Mr. Daugirda stated residents consider guard staffing an important contract and we can demand that you be satisfied with the staff, regardless of the provider. You can have a role in reassigning guards, putting them on probation, and removing poor performers.

Ms. Nelson stated security companies generally pay guards \$10/hour but U.S. Security pays \$13.75/hour. That higher pay may improve the service.

Mr. Adams stated the company charges us that amount. In this particular program, guards may get \$9/hour and supervisors or higher-level guards may get \$9.50.

Mr. Daugirda stated the floor is now open for resident comments on security.

Audience members commented on the following issues:

- Deficiencies of Fox Security Company. We need to communicate with our company, evaluate guards at the gate, and change them if necessary.
- Arbor Greene setup compared to Hunter's Green. Hunter's Greene guards are top notch, require proper ID, and prevent people from sneaking in. *Ms. Nelson asked is U.S. Security's charge based on how many houses are behind the gates—we are double the 600 units behind the gate in Westchase. Mr. Adams responded Westchase has exactly what you have—a 24-hr. single guardhouse, District-owned roads, identical post orders and scrutiny requirements. Mr. Daugirda stated I have worked with both Fox and U.S. Security. Cheval has U.S. Security for their three gates and roughly 1,600 homes.*
- Negotiate aggressively with U.S. Security for a better contract price. *Mr. Adams stated you get what you pay for and if you cut the price you could end up with the same problem. U.S. Security seems to have one of the slimmest margins on company overhead and their profit on their charge for guard hour. They do very well at retaining good qualified help. This company has held to the same pricing for three years at Westchase.*
- Sealed bid process. It is a bad precedent to try to lower a price quoted in a sealed bid. *Mr. Adams stated my reference to the sealed bid was to further justify our RFP and state that the numbers we received under that RFP were legitimate and reasonable. The Board does not have to undergo a sealed bid process as the value of this contract does not exceed \$150,000.*

<p>On MOTION by Mr. Meehan seconded by Ms. Nelson with all in favor authorization for staff to negotiate a contract with U.S. Security, especially discussing guard wage and benefits package, and bring it to the next meeting for Board review and to have another motivational talk with Fox Security was approved.</p>
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Mr. Adams stated after the last meeting I told Fox Security we were dissatisfied to find ourselves in the same position as several months ago. I have spoken with Fox on a monthly basis since our counseling session and our defective work notice which may partly be the reason for some of the recent positive behavior. I told them what they needed to do and understood that they were holding ongoing strategy and training meetings with the guards, yet they are lapsing back into their old bad habits.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager – Financial Statements

• **Budget Process**

Mr. Daugirda stated we have a series of budget meetings coming up. Staff will present a draft budget at the May meeting that the Board and residents can study before adopting the final budget in July or, in the worst case, August. So far, discussion items include the mandatory NPDES Environmental Report, Florida Quality Development Report, and fitness equipment. As we go through the budget process, the Board will balance all projects as to highest priorities and the cost benefit of various items. We encourage the Board and residents to connect with any committees and suggest special projects or wish list items to Arbor Greene staff or C.D.D. Board members and staff to help us with the vision for next year.

Mr. Meehan stated it will help the budgeting process if everyone understands how revenue comes in and the impact of prepayment, early payment, and late payment on the income stream.

• **Parkview Pond**

Mr. Adams stated I left several detailed phone messages with District Engineer, Dave Bartell, asking about installing hard piping and filling in the Parkview Park retention pond. After playing phone tag and leaving several phone

follow-ups without a response from Mr. Bartell, I will engage another engineering firm to look at the pond and give us a quick answer.

Mr. Meehan asked our District Engineer will not get back to you?

Mr. Adams stated I feel 4-5 phone calls without a response is enough on my part.

Ms. Nelson asked and we are paying this guy?

Mr. Daugirda responded we are not paying him. He is on the bench as needed and has done work for us.

Mr. Adams stated we will publish a RFQ for the pond. Meanwhile, I will try to engage another engineering firm with some history out here for a quick answer on the pond.

Mr. Meehan asked is someone doing the Florida Quality and Development Transportation (FQDT) report due in May?

Mr. Daugirda responded yes.

- **Timberlane Point**

Mr. Adams stated the Timberlane Point road anomaly has been properly sealed, repaired, and patched in with asphalt. I reviewed it today and the job was excellent; only a handful of barricades off to the side need to be removed. That particular job was \$6,400 in unforeseen expenses but it is a reasonable figure considering the magnitude of the work of having an engineering firm determine exactly what the problem was, bringing in a qualified contractor, preparing an official report documenting this whole incident, and finishing off the subgrading and asphalt work. This is exactly why you keep contingency funds—there is no way you can budget for unforeseen problems.

Ms. Nelson asked what fund does that payment come out of?

Mr. Adams responded “Street & Roads.” It will throw your budget over because that kind of money was not in that budget.

Ms. Nelson asked what about using “Street & Signs Maintenance?”

Mr. Daugirda stated that is a contingency subcategory that could possibly cover some of the cost.

Mr. Adams stated “Roadway Repairs & Maintenance” at the bottom of page 2 is a \$3,000 item.

Mr. Daugirda stated the good repair price is primarily due to the relationship between the developer and Mortenson Engineering.

Mr. Adams stated Mortenson provided the engineering portion, another company did the sealing, and Larkin Company finished off. Larkin was one of the major players in the development of Arbor Greene and is not forwarding a bill because of this relationship with the community.

Ms. Nelson asked can Mortenson look at the pond issue?

Mr. Adams responded that is not their field of expertise.

- **Security cameras**

Mr. Adams stated the all-in-one Mobotix camera package I described last meeting is a one-of-a kind package on the market. The quality images of the camera can be seen in these license plate photos at the Harbor Links gate in Westchase which is not a well-lit entrance at all. We will film a little differently for your gate but the nighttime images you see here will be of even higher quality with proper camera placement and additional lighting.

Mr. Wood stated I thought the reason for this camera was the liability aspect of people running into the gate.

Mr. Adams stated yes, that is why these pictures are of the gate. This camera has a 2-lens setup for telephoto/wide angle, night/day, or a combination of different lenses. These shots were taken during the day and at dusk showing a close-up of a vehicle exiting the gate and a wide-angle view of both lanes. The next photo is of a different location to show picture quality. The first picture on the left has an “activity box,” a feature that stops the camera from taking useless shots—only any activity within that frame triggers the camera. The last page is of photos taken at night. The camera was mounted on a streetlight pole 50-60 feet back from the entrance. If you want to photograph license plates you would position the camera at the head of the median and not on a streetlight pole. Our purpose for security cameras is to detect vehicle and gate activity and determine who is at fault

in the event of a conflict between vehicle and gate. This primarily occurs when an unauthorized vehicle tailgates an entering authorized vehicle, not realizing the gate drops down between vehicles. The gate comes down on the second car and tailgaters get upset and claim we are responsible for damages.

Mr. Meehan asked how many damage claims have we really had in the last 3-4 years?

Mr. Adams responded I do not know your history but I think it was one in the last six months, which we turned down.

Mr. Meehan stated it only takes 2-3 incidents to be worth the cost of the camera.

Mr. Adams stated in one tailgating incident a resident told a second car to follow him through but did not warn him to wait for the gate. Another time a resident checked out his new gate transponder by shaking it in front of the scanner while someone else was coming through; this confused the entry program setup and the gate dropped down on the vehicle. Claims generally range \$300-\$600 for a small dimple or minor bodywork, painting, and buffing. A number of such claims will quickly pay for the camera.

Ms. Nelson asked don't we have \$5,000 budgeted for this?

Mr. Adams responded yes. This camera is \$3,200 plus a one-time charge for a network storage server element. The camera's technology allows us to add cameras around the community if necessary. Periodically, we have problems at individual neighborhood gates or because teenagers crash through them. Cameras might prove valuable down the road if we have enough around to provide proof of the incidents when we send repair bills to the culprits.

Ms. Nelson stated a camera at the gate might even boost guard performance if they know there is another eye watching them or we can use them in Neighborhood Watch surveillance against vandals. Once the system is in place it is not that big a deal to add cameras where we need them later.

Mr. Adams stated the proposal gives us an expandable program. There will be a wireless antenna at the main gatehouse where the storage server is located.

Additional cameras throughout the community will transmit back to the main gatehouse and the images will be stored there. The storage server is also set up so you can flip through and look through the various cameras.

Mr. Meehan asked what is the distance?

Mr. Adams responded two miles in perfect conditions with the option of booster stations or repeaters to carry signals. SWFWMD has recognized this technology by awarding Mobotix a contract for 100 cameras for the pumping facilities as part of the Homeland Security program. These cameras have everything wrapped in one: minicomputers with multiple capabilities you can tailor to your specific needs.

Ms. Nelson asked is \$3,206 the final, all-inclusive cost? Do we need other computer equipment or phones?

Mr. Adams responded this is a turnkey proposal for the gatehouse.

Mr. Wood stated I agree with Ms. Nelson that we need to keep an eye on some of our facilities and down the road we may want to put cameras up elsewhere in the community. We have to get our feet wet at some point in time.

Mr. Meehan stated it is a good experiment to have one camera placed where we need it.

A resident stated this camera is an excellent idea. Cameras do not have to be put in the gazebo where they could be damaged; they can be put on the streetlight poles across the street.

Ms. Nelson stated no, we have to hide the cameras.

Mr. Adams stated we recently had some vandalism at Bonito Boardwalk and that may be another good place for cameras.

A resident stated I have gone through the gates many times and seen no one at the gatehouse. Other times, visitors use the residents' right-hand lane, tell the guard they have forgotten their cards, and the guard just opens the gate for them. One night I had a visitor traced from the guardhouse to make sure the individual truly went where he said he was going. He never arrived at the Landings as he

claimed and I watched him enter Enclave and Estuary before he came back around. There is no question that a beginning spot for cameras is the gatehouse.

A resident asked what about archiving photos?

Mr. Adams responded the photos are digital and can be downloaded onto disc. Initially we will use a storage server that is dedicated to the images coming off that camera. As we add other cameras, they will wirelessly feed photos back to the server to store those images as well.

Mr. Daugirda stated normally we keep them one month but you can download to a CD if you want.

A resident asked who will do all this?

Mr. Adams responded that will be done through a maintenance contract.

A resident stated then there is another cost; you need people to do this.

Mr. Adams stated yes, but the cost is minimal, about \$100 every quarter. You do not have the traffic that fills the server up in a short time.

A resident stated I think the gatehouse and security could be in charge of downloading photos.

Ms. Nelson stated I do not think you would want that.

Mr. Adams stated it is better to keep camera security with a third party or our own staff.

Mr. Daugirda stated we are really looking for evidence of incidents. If there is an incident, the guards are charged with reporting it and we can duplicate digital information onto a disk and follow up with the offending party.

A resident asked the camera is a great idea but if you put them elsewhere is there a problem with privacy issues?

Mr. Meehan stated at this point we are only talking about putting in one camera in one location.

A resident asked would there be signage indicating there is a surveillance camera? Sometimes just having signage makes people behave better.

A resident asked does the law require a sign?

Mr. Adams responded I do not think so. I agree with the positive impact of signage but for aesthetic reasons I tend to avoid putting up signs everywhere.

A resident stated it can be a little sign on the gate for people who do not live here.

A resident stated if there are signs advertising we have a surveillance camera, the kids who are vandalizing the property might vandalize the cameras.

Mr. Adams stated this is not your typical residential camera. It has a futuristic design and is made of Lexan, a durable material that is vandal-resistant. There is a website you can visit to learn more about the technology. The camera will be subject to vandalism as would be any item you put out there, but I feel few people will vandalize the camera while it is taking their picture.

<p>On MOTION by Mr. Meehan seconded by Ms. Nelson with all in favor staff was authorized to put up a small surveillance advisory sign at the main gate guardhouse and the Eye on Everything Mobotix surveillance camera proposal for a total amount of \$3,206 was accepted.</p>
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- **Signposts**

Mr. Adams stated crosswalk signs have been ordered and should be installed within two weeks. The company charged us the same price as a year ago.

- **Workout equipment pricing**

Mr. Adams stated standard industry price for weights is 60¢ per pound so a full set of 5-50 dumbbells with rack runs \$300-\$400. Adding a bench is another \$400-\$500 which brings the total to \$900.

On replacing the exercise bikes, there are two types of bikes—self-powered heart-monitoring bikes and recumbent bikes where you lay back and pedal. We can buy two of each type for \$9,300 in the same way we just did for your treadmills. This will give you four top-of-the-line, commercial-grade fitness bikes that will last a good 4-5 years. The total for bikes and weights is \$10,200. There are some excess funds in the current budget. Do you want to put that amount into the budget or move on that?

Mr. Meehan stated there is \$16,000 under "Equipment Repair & Replacement" and we have spent nothing on that this year.

Mr. Adams stated correct. We were going to pay for the treadmills through your facility expansion with that \$125,000 which ended up being a \$29,000 payment item for this particular year. We can group the bikes into that category if we ever take out financing and pay ourselves back, like we plan to do on the treadmills.

Mr. Meehan asked what is the status of the bikes right now?

Mr. Adams responded 1-2 bikes are down now. Mr. Alan Williams can speak to that.

Mr. Williams stated the man who serviced the machines last time said they would become more and more expensive to maintain.

Mr. Adams asked do you want to proceed with the bikes as we did with the treadmills?

A resident asked where will you find space for the new bikes and bench?

Mr. Adams responded we are replacing existing equipment. Old equipment comes out and we will advertise for bids for what is designated surplus equipment.

A resident stated if people are willing to donate their extra equipment we do not have to spend money on new equipment. Weights are weights, be they 3 or 10 years old. Who is recommending what equipment and which brands to buy? Was anyone surveyed as to what is good or bad?

Mr. Adams responded I make recommendations from my experience dealing equipment providers for similar facilities. Weights are indeed weights but in the weights in this particular case have rubber protectors so to prevent damage to the floor if you drop them or when they are set down. These will be organized in a nice rack instead of lying all over the floor.

Mr. Wood stated you could ask residents what they think about donating their equipment.

Mr. Adams stated I am leery about residents lending us their equipment. This leaves the door open for owners to take back their equipment at any time and we become liable for damages. I recommend that as a governmental agency the

District should purchase and own its equipment. We certainly appreciate the offer, but in terms of protection for all parties, we should not go there.

Mr. Daugirda stated however, the C.D.D. can receive gifts of cash or equipment if you want to donate.

A resident stated I am willing to donate. We really want a place we can go to that is good.

Mr. Adams stated at this point we are only looking at replacing what is inoperative or too expensive to maintain, not to add more items. As the Expansion Committee follows up with their plans, additional equipment may be added. This committee is a good place for residents to interface with suggestions for equipment.

A resident asked is it really necessary to replace the exercise bench now?

Mr. Williams responded that bench is always breaking and falling apart. I am worried about it as a safety issue.

Mr. Meehan stated if you can, either through the Expansion Committee or the budgeting process, look at some of the suggestions made about exchanging equipment next year.

On MOTION by Mr. Meehan seconded by Ms. Nelson with all in favor purchase of new exercise bikes, weights, and exercise bench for a total cost of \$10,200 was approved.

- **Verizon Phone Bills**

Mr. Adams stated the Board asked why the District pays phone bills twice a month. Here is a list of all telephone numbers and their due dates which primarily come at the beginning and middle of the month. They cover the entry gate systems, a number of office phones, fax line, and cell phone for Gary Smith, your on-site maintenance man. The list will help you track the calls as you go through future financial statements.

Mr. Daugirda stated Mr. Smith works a lot with contractors in connection with the road repair. He followed up quite a bit on the cell phone to get the appropriate contractors out there.

Mr. Adams stated it is very important for Gary to have the cell because he does most of his work for this community from a golf cart. It can take him up to 20 minutes to arrive here from the farthest reaches of the community.

- **Holes & Ruts at Entrance**

Mr. Adams stated the hole at the exit of the community as you turn right was repaired 1-2 days following the last meeting. We did that ourselves rather than call County or City DOT and have to wait for them to file an official work order. People obviously drive over the pavement to break into traffic and turn right and over time the pavement weakens. The City really is responsible for the hole but Arbor Greene has a vested interest in fixing it and it did not cost us a lot to do it ourselves.

- **Neighborhood Watch Signage**

Mr. Adams stated Mr. Robert Shelton and I toured Trace and marked on this map the most logical locations the six Neighborhood Watch signs. We recommend placing them on signposts leading toward Trace—at the head of the roundabout (this actually provides double coverage for both neighborhoods there); at the intersection just as you enter Trace; and two signs visible from both directions as you round the corner and enter Trace Park (which is another obvious location for mischief). Mr. Shelton has offered one sign for the community at large and suggests putting it on the streetlight pole just after the main gate. We welcome suggestions for placement of the last sign--along the Boulevard or down near the decorative fountain are two possibilities. We are using existing poles to avoid added foundation and installation expenses for new decorative poles, which are very expensive. We kept this cost in mind as we looked at locations. Brackets with decorative backers and framework are \$115 apiece. The brackets are cylindrical ones that you can clamp on an existing round pole. Five poles would have cost \$575.

Mr. Meehan asked can the budget cover the decorative signage?

Mr. Adams responded yes.

Mr. Daugirda stated this is a good program. With feedback on how Neighborhood Watch works in one neighborhood, the rest of the community can consider doing the same.

A resident asked is this bracketing the same as those for the “No Parking” signs near the first gazebo before you come to the gate?

Mr. Adams responded it is the standard bracketing—framework with the backing—so you see a colored backing that kind of dresses up the standard municipal sign.

A resident stated a large number of interested parties from Enclave asked me to request that such signage *not* be placed in the village of Enclave. We are concerned about our property values if you have guards at the gate, surveillance cameras, another gate, punch codes, and Neighborhood Watch and security system signs everywhere. Prospective buyers of our homes will ask themselves what is happening in Arbor Greene?

Mr. Meehan stated that is not what is being proposed.

Mr. Daugirda stated we are only talking about Trace.

A resident asked will we be asked if we want signs or not?

Mr. Adams responded up to this point the only proposal is for a community-wide Watch sign just inside the main gate. Other than helping to fund the installation of these signs, the CDD is not involved. Robert and Karen Shelton did a great job organizing and getting the Neighborhood Watch program in place for Trace. This is really the initiative of the Trace neighborhood. Each neighborhood must decide if it wants to do the same thing within their boundaries.

A resident stated I want to make sure the Board knows that the residents of Enclave do not wish to have signs placed within the gates of the neighborhood.

<p>On MOTION by Mr. Meehan seconded by Mr. Nelson with all in favor the purchase and installation of six Neighborhood Watch signs and brackets on existing light poles as suggested for a total amount of \$690 was approved.</p>

- **Paver Repairs/Sealing Concrete Ribbon**

Mr. Adams stated I received two proposals for \$30,000 for turnkey work and one for \$7,000 for everything except brick paver removal and replacement. This is a fairly small job with not a lot of footage and from their numbers, the first two companies do not seem really interested. I am working on farming out the paver replacement portion of the work then the third company will come in to cut out and repair the damaged concrete ribbon, pressure wash, and seal all the brick pavers once they are replaced and reset to the proper grades. The \$7,000 covers work for the main gate, the other major locations throughout the main boulevards, and one entrance that have been identified as needing work.

Ms. Nelson asked will they repair the cracks in the main sidewalks?

Mr. Adams responded we already repaired a number of those cracks. The \$7,000 proposal is from the same contractor who did those repairs. He does much of the small, handyman jobs that big companies are not interested in.

EIGHTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

- **Emergency Gate Number.**

Ms. Nelson asked can we get a line for a "311" type of number to the main gate? This is if we see vandals or something wrong to alert guards to head them off and call the police. We can call Ms. Koscinski's office during the week but what about weekends?

Mr. Adams responded I would not necessarily ask the guards to head off someone trying to escape criminal activity. While guards call the police department, they could get another look at vandals as they pass by the gate or be alert to see if vandals have left the community.

Mr. Daugirda stated an emergency number require another phone line. As we are charged with negotiating with the incoming guard service, I will ask that company for their recommendations.

- **Rover**

A resident stated rovers watch out for criminal activity. Didn't we discuss hiring a rover in the past?

Mr. Daugirda responded we do not have the funds now to bring on additional staff. Full-time, round the clock rover service costs \$100,000 per year but rovers are optional; we could have full-time police if you want. We need resident input on this at the budget hearings. If the Neighborhood Watch or another advisory group works up proposals for different levels of security, please let staff and the Board know. We can work out the desired levels of service during budget discussions.

A resident stated we might come out ahead if we revisit the whole idea of security companies. When we reviewed the landscaping contract we ended up \$138,000 ahead. If we apply that kind of success to a large budget item like front gate security and look at the big picture, maybe something could be worked out without our having to incur a big cost increase. I am talking about a no-cost increase.

Ms. Nelson stated if we have an effective Neighborhood Watch, the rover would definitely be an additional cost to what we already have in play. All this is up for discussion.

- **Bonita Boardwalk Security & Speeders**

Ms. Nelson stated we budgeted \$2,400 in the security fund to hire police officers but have not used it. I would like to use that money in the next month or two to hire a 4-hour patrol over at Bonita Boardwalk where much of the issues are and perhaps in the front gate area for speeders. Just to see what impact the patrols make. We have the money.

Mr. Adams stated time and time again we have heard about speeders. Police can provide the traffic control that we cannot. Do you have a particular patrol schedule in mind?

Ms. Nelson responded morning drive time between 6:30-10:30 AM.

Mr. Adams stated you have budgeted for 1-2 of those events a month.

A resident asked do you plan to pay someone to watch for speeders?

Mr. Meehan stated if we do this someone has to get a record of what happened to account for the expense.

Mr. Adams stated it is standard to keep an activity report or log.

Mr. Frank Choy stated maybe we can use the security patrol money to buy an incremental camera to film speeders on the lake.

- **Expiration of Service Contracts**

Mr. Meehan asked what is happening with the air conditioning maintenance contract that expired January 10 and the refuse removal contract expiring April 22?

Mr. Adams responded those companies have provided decent service. The amounts are not significant we will probably negotiate with them rather than go through the bidding process and incurring additional expenses. You are not required to bid again so we will renegotiate those contracts for you.

Mr. Daugirda stated we will review all contracts within the next month and update them. Some contracts may not be posted as renewed or not. We will review them all so they do not slip through the cracks.

- **Bicyclists & Pedestrian Safety**

Mr. Frank Choy stated increasingly, kids on scooters and adult bicyclists use the sidewalks as bike paths and feel they have the right of way. They come up behind pedestrians and force them off the sidewalks onto the grass. We cannot remain passive—the bikers are extremely aggressive.

Ms. Nelson stated this might be an issue to put in the newsletter. I am not sure what can be done about this.

Mr. Williams stated the police have the authority to ticket.

Mr. Daugirda stated unfortunately, the C.D.D. specifically does not have arrest or police authority. Can the Neighborhood Watch do something about this?

A resident asked could we add more sidewalks? If the apartments are going to be built we will have even more foot traffic, more bicyclists, more everything. Our streets are pretty narrow and many have sidewalks on only one side. In the front at Arrowhead Pond the sidewalks are very wide but the sidewalks through our

neighborhoods are very narrow. Inside the neighborhoods there are sidewalks on both sides but on the main roads the walks are only on one side of the road.

- **Landscaping Problems and Pest Control.**

A resident stated the CDD is saving money with the present landscaping company but I am disgusted with the landscaping. Plants were not cut back for spraying, trimming is done improperly, and there are chinch bugs, crickets and ants everywhere. I have some photos.

Mr. Adams stated we have a detailed schedule for landscaping activities in the office here on-site. Pest control and herbicide treatment in the turf was done last month. I will show you our schedule and drive through the property with you.

- **Non-operating Gates.**

A resident stated the gates at Parkview were only operational for a few weeks.

Mr. Adams stated we have mechanical issues with the gate and are waiting for a part. We appreciate your patience and we are in the process of repairing the gate.

Ms. Koscinski stated only two days after we fixed the gate with mechanical problems someone rammed a different one.

Mr. Adams stated that gate was hit so hard the operator was ripped off the pedestal. It will cost \$1200-\$1300 to completely repair it. Two or three hits like that and it becomes useful to have a security camera to monitor vehicle tag numbers. We seem to go in cycles on damages: last month it seemed every gate had a problem like a loop detector, bad board, or failing faceplates.

- **Debris at entrance gate.**

A resident asked why does it take 2-3 weeks for debris and glass from accidents at the intersection of the entrance to Arbor Greene?

Mr. Daugirda stated Ms. Koscinski will ask Gary Smith in Maintenance to monitor daily for broken glass at the entrance.

- **Traffic problems at Cross Creek intersection & Devonshire.**

A resident stated exiting Arbor Greene continues to be a nightmare. What action can the community take to ensure a traffic light before someone is seriously hurt or killed?

Mr. Meehan responded residents cannot just petition for lights; the community must meet a warrants test and a separate issue of distance requirements. We can commission traffic or a traffic light studies but I think we will fall way short of meeting the warrants test as we did when we tried two years ago. We put in two lights in the last two years and fought vigorously for both of them. Unfortunately, it took a history of accidents and a few other things before the State approved those lights.

Mr. Daugirda stated we have city roads so you can communicate Mahdi Mansour, second in command with the City DOT. He would be the person to talk to and make a request.

A resident asked shouldn't this request come from the Board with the power of the Board?

Mr. Adams stated the Board can adopt a resolution encouraging the City to install a traffic light. We did that at Westchase.

Mr. Meehan stated before asking the City for a traffic light you must have a traffic study. You can talk to someone in City or County traffic departments to get a readout on the warrants. This is a separate issue but at some point that road will be widened. It is still behind the scenes but we donated almost 1.5 miles of right-of-way just for that widening to happen.

A resident stated that is some years away. Meanwhile, it is extremely difficult to make that left turn in the morning and after school.

Mr. Meehan stated if there is interest in this I suggest staff start a traffic study with the City and go from there without the warrants test.

Mr. Daugirda stated staff will talk to the City about the path it recommends and see if we can make some progress. Everyone acknowledges there is a problem there.

A resident stated traffic is so bad at Devonshire that I cannot get out of there. We have talked about this before. I measured it and the distance from the line of sight is 300 feet; from a traffic engineering standpoint this is inadequate for cars going 80 mph. The problem goes back to speed conditions and speed bumps or something must be done to slow traffic down.

Mr. Adams stated the problem is speed enforcement, not line of sight or designed speed for that road. I have the same problem in certain intersections of Westchase. Without proper enforcement of speed everyone speeds to gain another 10-20 mph and then it becomes unsafe.

A resident asked we have to pursue creative ways to slow the speed. Maybe that machine we all have seen registering your speed might make people pay attention and slow down. Using new technology approaches with portable units will help.

Ms. Nelson stated the Enclave successfully stopped a speeder by sending the tag number around and to the Neighborhood Watch. A police officer involved with the Watch had traffic officers talk with the speeder's father and the situation did not occur again. We can do this with other speeders. Maybe we could use a speed machine and post license tags in the community newsletter.

Mr. Adams stated as a governmental agency you do not want to do that.

Mr. Daugirda stated please give us recommendations on the speed issue to present it to the Board.

- **Schedule for Expansion Committee**

A resident asked can you increase Expansion Committee meetings to a weekly schedule for who want to be involved in planning?

Mr. Daugirda stated committees are resident-driven so you can set your own schedule and come to the Board with your proposals and recommendations. Ms. Nelson stated keep in mind that we get a draft budget in May and need to put the budget to bed by July.

- **Trespassing on Conservation land**

A resident stated adults and children continue to break the fence to enter the Preserve conservation area, crossing over private property and leaving their bikes lying about. The "No Trespassing" sign put up a year ago needs to be turned around to identify the SWFWMD area and someone should explain to children's parents that the Conservation is private property.

Mr. Adams stated we will review the situation. We will get the sign turned around but the sign is only as good as the enforcement. I am not sure what we can do on the enforcement side.

A resident stated we were asked to make an exception and let kids cross our property to get to the Preserve and build a tree house. We did not since we would have to make exceptions for everyone in the neighborhood. However, those kids continued to cross our property and now everyone else has joined in. Adults and kids cross over on bikes and bust the fence down to get in. We want to be good neighbors but the situation has gotten out of hand.

Mr. Daugirda stated there are private enforcement remedies you can exercise. I do not know if the District can step in on your behalf and enforce your private remedies but we can deal with the sign issue.

Mr. Adams stated we are the SWFWMD permittee and can put a notice out regarding the permit conditions and the "No Trespassing" requirement for the Preserve.

Mr. Meehan stated you might want to contact SWFWMD. All this is happening on their property and they have authority and policing powers over and above that of our permits.

Nursery School

A resident stated it appears I am subsidizing a nursery school for Arbor Greene. This school does not have a license, the facility is not suited for a nursery school, and things have to be shuttled there to allow for a nursery school. If the school director wants a nursery school at Arbor Greene she should pay the community rent for the property. What is going on here?

Mr. Meehan responded we have done this for 2-3 years and had many meetings about people using the facilities. I cannot address the nursery school but I can say that the concept of subsidizing applies to everyone here. We will always have this subsidy issue because whether you use the Rec room or pool, everyone subsidizes something they may not use. The Board published notices, held hearings, hashed the subject out for well over a year, and made its decision after studying letters and input on the local level. Where we are today is the result of input the Board received over the last two years. If you feel strongly about the nursery school and want to change the situation, we have elections coming up for new Board members and you still have some time to look at the issue.

A resident stated you are basically saying that stopping the nursery school should be a topic for the upcoming elections.

Mr. Meehan stated it could be.

Ms. Nelson stated the issue of people running a business in the community needs to be revisited. I heard the director wants to expand. Will the school be substantially different from when it started out two years ago?

A resident stated two years ago the school was just for a couple of hours but now it is more.

Ms. Nelson stated now the school puts additional wear and tear on our facility, particularly if we renovate. Where will it go? The issue needs to be revisited.

A resident stated the director is asking us to give her all-year use of a room we were looking to use for another facility.

Mr. Meehan stated the decision was made after a great deal of input from people who wanted to have some of those services here.

A resident stated that was a wonderful thing for two hours only two days a week. Now she is looking to expand, to operate as a nursery school, looking into licensing. She comes to committees saying she has approval to run a nursery school for Arbor Greene.

Mr. Daugirda stated for the record, the District is not operating a nursery school at this time. There may be some stated intent to do that but you are the person using that term.

A resident stated the director called it a nursery school, not a preschool. She said she is looking to get her license to run a nursery school.

Ms. Nelson stated she might want to expand.

Mr. Meehan stated staff should contact the director and learn directly from her what her intentions are. We can go from there.

- **Infant swings**

A resident asked can we add an infant seat to the newly installed Estuary swingset?

Ms. Nelson responded there is enough room to add one but right now the child swings on the set are suitable. We can definitely add an infant swing down the road.

A resident asked what about replacing a child swing with an infant swing? Other community parks in Hunter's Green, West Meadow, County Isles have infant swings and children's swings. We have to go to their communities to use the swings.

Ms. Nelson stated in the communities you talk about there are four swings.

A resident stated there are just two.

Ms. Nelson stated we can go to two swings but we must have an additional bed.

A resident stated my understanding is that Parkview is the only park area that has one infant swing.

Ms. Nelson stated we will discuss that at our next meeting.

SEVENTH ORDER OF BUSINESS

Approval of the Financial Statements

Mr. Daugirda stated you have all received the financials.

Mr. Meehan stated what is this bill for \$15,000 landscaping structures on page 1 of the Claims Docket?

Mr. Wood asked was that for the three palms that were replaced?

Mr. Adams responded the landscape structures are the swings. Besides the cost of the swings, we had land preparation, mulch, and borders, which brought the total to \$13,000. The \$5,822.08 amount here is for the three swings themselves.

On MOTION by Mr. Meehan seconded by Ms. Nelson with all in favor the financial statements were approved.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Meehan seconded by Mr. Nelson with all in favor the meeting was adjourned at 8:30 p.m..

John Daugirda
Assistant Secretary

Jeff Meehan
Chairman

AGENDA FOR MAY 12 MEETING

Distribution of Proposed FY 2005 Budget and Resolution 2004-5 Setting a Public hearing for 7/13/04

NOTES (advised 4/26)

JOHN DAUGIRDA/CHUCK ADAMS:

1. Purchase Eye on Everything Mobotix surveillance camera for total of \$3,206.
2. Order small surveillance camera advisory sign for main gate guardhouse.
3. Purchase 4 exercise bikes, full set of 5-50 dumbbells with rack, and exercise bench for total of \$10,200.
4. Purchase 6 Neighborhood Watch signs and brackets for a total of \$690.
5. Negotiate contract with U.S. Security for Board review in May meeting. Get company recommendations on an "emergency" line for main gate guardhouse.

6. Use \$2,400 in security fund (in about 1-2 months) to arrange for 4-hour patrol for Bonita Boardwalk vandalism and possibly for front gate speeders between 6:30-10:30 AM.
7. Review detailed landscaping schedule with concerned residents and tour property with them.
8. Turn Preserve Conservation Area sign to face the community. Put out notice as SWFWMD permittee regarding permit conditions and the "No Trespassing" requirement for the Preserve.
9. Review and renegotiate expiring service contracts.
10. Meet with nursery school director to learn her plans for expansion, licensing.
11. Ask City for recommended path to get traffic light installed at entrance.

BARBARA KOSCINSKI: (advised 4/29)

Have Gary Smith monitor daily the entrance gate area for debris and broken glass.