

**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 21, 2008 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:

John P. Brickley	Chairman
Christine Nelson	Co-Vice Chairperson
David Bootcheck	Co-Vice Chairman
Michael Lozicki	Assistant Secretary

Also present were:

John Ricciardi	District Manager
Tracy Robin	District Attorney
Harve Turner	General Manager
Paul Woods	OLM

The following is a summary of the minutes and actions taken at the April 21, 2008 Arbor Greene Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Approval of the Minutes of the March 24, 2008 Meeting

Mr. Brickley stated each Board member received a copy of the minutes of the March 24, 2008 meeting and requested any additions, corrections or deletions.

- Changes/Corrections were requested to be made on pages 8 and 9.

The corrections were made and are made part of the public record.

There being no further additions, corrections or deletions,

On MOTION by Mr. Lozicki seconded by Ms. Nelson with all in favor, the minutes of the March 24, 2008 meeting were approved as amended.

THIRD ORDER OF BUSINESS

Approval of the March 31, 2008 Financial Statements

- Mr. Brickley discussed the April 17, 2008 Budget Workshop.
 - Mr. Brickley, Ms. Nelson, Mr. Yawn and Mr. Turner were in attendance.
 - Revenue through the end of March was at 91.1% of budget.
 - Expenses were at 47.9% of budget.
 - Each category and section of the budget were reviewed and in most cases they are still underneath the 50% level and are on track.
 - The legal fees issue was clarified.
 - The fiscal year 2009 budget was worked on and analyzed.
 - Through the assistance of Mr. Ricciardi, Severn Trent has accommodated almost all of the changes we want to see on the budget format. We will be able to separate Administration and Clubhouse and look at newsletter in order to have some specifics as we go through the budget.
 - Ms. Nelson's requested format changes cannot be made on this budget.
 - Mr. Ricciardi noted he will ask the District's Accountant, Ms. Randall, to prepare a pseudo budget for workshop purposes only.
 - Mr. Ricciardi explained there were a few items that were not able to be included in the budget discussed today. He is working on reprogramming it to get them into the next budget presented.
 - Mr. Brickley noted there will not be an increase in Bond Debt Service in 2009. A figure to be included in the letter from Severn Trent to the residents will have to be established and be presented at the next monthly meeting in May.
 - Mr. Turner has already comprised a list of possible deductions to lower the expenses for 2009 and we will work from this list going forward from there.

- Mr. Ricciardi commented on the financial statements.
 - Looking at the on-roll assessments and collections through March, they were about 92%. According to today's newspaper, the late payments in Pinellas, Pasco and Hillsborough County are running about 30% higher than previous years. This District is well above other CDD's in assessment collection.
- Mr. Brickley's comments on the April 17, 2008 Budget Workshop continued:
 - There is work to be done and a reasonable proposed budget for 2009 will be brought before the Board. We will come up with the not-to-exceed figure and allow the letter to go out.
 - Looking at the figures, we did not see any problems and the workshop group recommended that the Board approve the financial statements through March 31, 2008.

There being no further discussion,

On MOTION by Ms. Nelson seconded by Mr. Bootcheck with all in favor, the Financial Statements for the period ending March 31, 2008 were approved.

FOURTH ORDER OF BUSINESS

Update on OLM Presentation

Mr. Turner introduced Mr. Paul Woods, the new OLM representative who gave an overview of the OLM operation in conjunction with Greenview Landscaping. Questions regarding the contract or about the services OLM provides could be asked of Mr. Woods.

- Mr. Woods presentation included the following highlights:
 - He spent the last 23 years in landscape contracting.
 - He was managing \$2Million worth of OLM contracts with a national company when Mr. Medlock, the owner of OLM, called him to work for them.
 - Last months landscaping inspection failed due to small items. OLM's inspection goals are to remind the contractors that details count. The inspection report had 12 carry over items, with about 50 recurring maintenance items and this was excessive enough to warrant a demerit of

- points on the inspection. It is in the contractor's best interest to respond accordingly, financially and in the District's best interest.
- There were deductions made for irrigation and they expect to audit the irrigation system during the inspection process to make sure irrigation is covering the property adequately.
 - Monthly visits to Arbor Greene by Mr. Woods are of great importance. They focus on landscape maintenance as defined in their specifications provided to the District during the bidding process.
 - The contractors are charged with knowing the local soil conditions, local ordinance and what the most effective product is to place on the landscaping to achieve a consistent, improving goal.
 - The agreement entered into in July, 2006 between OLM and the District was explained. That agreement noted that OLM would bid the landscaping contractor project for the District, providing technical specifications, bidding services, tabulate bids, provide compilation of what the bidder qualifications are and allow the Board to make the decision. If there is a savings between what you were paying and what you paid in to your first year, OLM's compensation would be half of what the savings was. In July, 2006 the incumbent vendor became your current vendor at no price change, therefore there was 0 savings. As a result, there was 0 compensation to OLM for the work we did in terms of bidding the work for you.
 - The Board was encouraged to consider the trees of Arbor Greene as priority during the appropriations process.
- A question and answer segment of the presentation ensued, with some of the questions being:
 - What is your assessment of the soil in Arbor Greene?
There is a diversity of soils throughout the property.
 - There is \$10,000 in the 2009 budget for tree trimming; where should we start?

Maximizing the main boulevard would achieve the greatest benefit for both east and west. On the first year it would be better to start at the entranceway and then on the west side of the property.

FIFTH ORDER OF BUSINESS

District Manager's Report

A. Discussion of Preliminary Fiscal Year 2009 Budget

This item was discussed previously.

B. Consideration of Audit Engagement Letter from Shinn & Company, P.A. for Auditing Services for the years Ended September 30, 2008, 2009 and 2010

- Mr. Ricciardi explained the engagement letter can be found in the Board packet. It is a three year engagement, with a not to exceed fee of \$13,000 for 2008, \$13,500 for 2009 and \$14,000 for 2010, which is a 3.7% increase per year. The Board is familiar with Shinn & Company and they have been pleased with previous audits and it is recommended that the Board approve the engagement letter.

On MOTION by Mr. Brickley seconded by Mr. Lozicki with all in favor the audit engagement letter from Shinn & Company, P.A. for auditing services for the years ended September 30, 2008, 2009 and 2010 was approved.

Mr. Ricciardi reported on an item that was not on the agenda; the LakeMasters contract and noted the following:

- The contract was sent to LakeMasters and they signed it.
- They indicated they would not increase their rates but they would like to delete item #7 from the contract, which reads "penalty for failure to conduct weekly inspection: if a weekly inspection treatment is not performed, LakeMasters will forfeit 1/52 or \$643.84 of the Total Contract Amount."

Mr. Turner recommended striking the above mentioned paragraph from the Lake Masters contract and accepting it with the requested amendment.

On MOTION by Mr. Brickley seconded by Ms. Nelson with all in favor the Chairman was authorized to execute the revised contract with LakeMasters Aquatic Weed Control, Inc. for aquatic control for the period April 21, 2008 through April 20, 2009.

- Mr. Ricciardi reported the meeting schedule will be advertised only once per year, which will cause a savings to the District.
- The Carriage Homes Gate Agreement has been signed.
- We received communication from NPDES that they are moving to a two year review, rather than an annual, which will also save the District some money.

SIXTH ORDER OF BUSINESS

Attorney's Report

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

General Manager's Report

The following items from the report were discussed:

- The Stingray Swimming contract.
- The Concession Activity Revenue and Fee Data. (enclosure 2 of the report).
- Mr. Robin approved of the Subcontractor Concession Agreement with Mr. Alan Williams (enclosure 4 of the report).

On MOTION by Ms. Nelson seconded by Mr. Lozicki with all in favor the contract with Mr. Alan Williams for use of the tennis courts for the TrainSmart tennis program for the calendar year was approved.

On MOTION by Mr. Bootcheck seconded by Mr. Lozicki with all in favor pending receipt of financial data for 2007 and review and approval by the Chairman the contract/concession agreement with Stingrays Swimming Inc. was approved.

- The theft and vandalism log was discussed. It was noted that Arbor Greene is the lowest crime area of all the major communities throughout the surrounding area.

The record will reflect Mr. Robin left the meeting.

- The street tree trimming unresolved issue noted on page 2 of the report was discussed. The Board suggested that the General Manager find a tree trimming vendor to recommend to residents for the purpose of hiring them to trim their trees.

A copy of the General Manager's Report is attached hereto and made part of the official record.

SEVENTH ORDER OF BUSINESS

Engineer's Report

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Nelson made the following comments:

- She inquired if the landscapers could switch their mowing time of Estuary Park from the afternoon to the morning.
Mr. Turner will look into the mowing schedule issue.
- The newsletter seems too large, it had 20 pages.
Mr. Turner will try to limit it to 16 pages.

TENTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.


The record will reflect Mr. Turner handed out a whistle to be used for private pool parties to ensure the safety of the children.

ELEVENTH ORDER OF BUSINESS

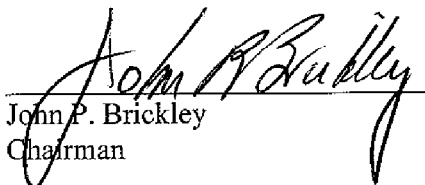
Adjournment

There being no further business,

On MOTION by Mr. Bootcheck seconded by Mr. Lozicki with all in favor, the meeting was adjourned.



John Ricciardi
Secretary



John P. Brickley
Chairman

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Arbor **Greene C.D.D.**

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TENTH ORDER OF BUSINESS Audience Comments There not being any, the next item followed.

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parties to ensure the safety of the children. **ELEVENTH ORDER OF BUSINESS**

There **being** no further **business**,

Adjournment

On MOTION by Mr. Bootcheck seconded by Mr. Lozicki with all in favor, the meeting was adjourned.