

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

The workshop meeting of the Board of Supervisors of the Arbor Greene Community Development District was held on Thursday, August 15, 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 S. Tanenbaum	Chairman
Toby P. Thomson	Vice Chairman
Steven Eckhardt	Supervisor
Michael S. Candella	Supervisor
Nate Clawson	Supervisor

Also present were:

John Ricciardi	District Manager
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*The following is a summary of the minutes of the August 15, 2013 Arbor Greene Board of Supervisors workshop meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Tanenbaum called the meeting to order and the Supervisors identified themselves.

**SECOND ORDER OF BUSINESS**

**Review of the July 2013 Financial Statements**

Mr. Ricciardi reported from the Revenue side we are 100.24% at this time; we are running slightly ahead. We are 100% collected on assessments. From an over-all expenditure point of view we are running under budget by 3%.

The following was also discussed:

- The fee paid to Severn Trent for temporary/interim management services.
- The Estuary gates; they will be open for a few weeks until we find out how fast Royce can repair and replace. This item will be added to the regular meeting agenda.

- Ask Gary Smith about the ValleyCrest tree trimming contract; did they do what the contract said they would.
- Mr. Tanenbaum asked if the \$2,575 in July, under R&M Tree Trimming, was for ValleyCrest and Mr. Ricciardi will check on it.
- Sidewalks \$3,850; was this authorized?
- R&M Walls and Signage – was this for the sign at the front?
- Ask if other vending companies are interested in providing machines.

**THIRD ORDER OF BUSINESS**

**Review of the Modified Tentative 2014 Budget**

The following was noted:

- Currently the assessments are flat; the same as last year.
- The actuals are updated through July.
- Ask Maggie Wilson about NPDES; do we need to spend money on medallions?
- Jim Hayford will be asked to look at the gatehouse doors to see if they need to be replaced.
- Payroll issues and items were discussed.
- Update R&M Pump Station – in the description add “*Citrus 7*”
- Electricity General – Delete
- Utility Waste Removal – change if we move to Republic.
- A new Employee Pay Worksheet will be sent to the Board.

**FOURTH ORDER OF BUSINESS**

**Clubhouse Paint Selection**

This item will be discussed at a future workshop meeting.

**FIFTH ORDER OF BUSINESS**

**Review Clubhouse Renovation Bids**

A lengthy discussion on the clubhouse construction and roof project ensued. Regarding the dormers, Mr. Candella expressed his opinion to eliminate them; Mr. Eckhardt wants to keep two front dormers, Mr. Clawson wants to keep as many as possible; Mr. Thomson wants to keep the building looking like it did in 1997. There was no consensus regarding the dormers at this time.

Mr. Hayford will be asked to meet with Mr. Eckhardt on Friday, August 23<sup>rd</sup> to discuss this project.

Board members indicated they like three phases and suggest doing the roof first.

**SIXTH ORDER OF BUSINESS**

**Discuss Approval of Waste Services Contract**

**SEVENTH ORDER OF BUSINESS**

**Recycling**

The waste services contract was discussed. Mr. Candella requested that Republic be asked how much it would cost to pick up 3 roll-carts for recycling at clubhouse parking lot; roll carts.

Mr. Tanenbaum, Mr. Clawson and Mr. Candella requested receiving hard copies of the General Managers packages.

**EIGHTH ORDER OF BUSINESS**

**VOIP Phone Options and Costs**

Mr. Clawson sent out specs to each company; three bids were received.

- o 5 lines (4 clubhouse 1 gate)
- o No capital outlay for new phones
- o Now looking only at the clubhouse

Mr. Clawson will present a proposal, as a New Business item on the regular Board meeting agenda, for approval of \$164.95 per month with a one time fee of \$125.

**Discussion of Severn Trent Services Contract**


A letter addressed to the Chairman regarding the Severn Trent Services agreement and drafts of the agreement were discussed. Mr. Ricciardi explained the opinion of District Counsel regarding the liability limit issue. Mr. Tanenbaum explained his understanding of the contract for the benefit of the Board. He expressed his opinion on how to revise Article 6.3 and 6.4 of the drafted agreement. Mr. Ricciardi noted the revisions made by Mr. Tanenbaum on the agreement and will forward them to the Severn Trent attorneys.

The Board also discussed the spending limits of staff; this will be re-addressed at the regular Board meeting and a motion will be made regarding this item.


**NINTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned at 9:25 P.M.



John Ricciardi  
Secretary



Adam S. Tanenbaum  
Chairman