

**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, August 21, 2006 in the Gathering Room of the Arbor Greene Recreation Center, 18000 Arbor Greene Drive, Tampa, Florida.

Present and constituting a quorum were:

| | |
|------------------|---------------------|
| John Brickley | Chairman |
| David Bootcheck | Co-Vice Chairman |
| Christine Nelson | Co-Vice Chairperson |
| Mike Lozicki | Assistant Secretary |

Also present were:

| | |
|--------------------|-------------------------------------|
| Bob Fernandez | District Manager |
| Mark Straley | Straley Robin & Williams |
| Harve Turner | General Manager |
| Gary Smith | Arbor Greene Maintenance |
| Bill Benson | Keefe McCullough & Co., LLP |
| Gene Thomason | Cory Lake Isles, Inc. |
| Lisa Levy | Social Committee Co-Chairperson |
| Karen Clagherty | Music Together Ditties for Kiddies |
| Mark Danish | Benito Middle School Representative |
| Numerous Residents | |

The following is a summary of the minutes and actions taken at the August 21, 2006 Arbor Greene Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

FIFTH ORDER OF BUSINESS

Attorney's Report – Discussion of Land Use Restriction Agreement Between Cory Lake Isles, Inc. and Arbor Greene of New Tampa Homeowners' Association, Inc.

- Mr. Thomason's project includes a small commercial center on Cross Creek Boulevard which is already built, zoned and largely occupied.

- Mr. Thomason is seeking permitted use since this is all rented space as well as flexibility in terms of who he can lease the property to.
- Mr. Thomason wants to avoid having to meet with the county with regards to rezoning issues every time he gets a new tenant.
- Although the CDD Board has no power with respect to zoning and land use matters a general show of support by the Arbor Greene community may be helpful.
- Mr. Straley stated the CDD may do the following:
 - Adopt a resolution indicating no opposition to these proposed uses and recommend approval by the HOA.
 - Take no action and refer it to the HOA.
 - Adopt a resolution indicating opposition if something objectionable is found in the draft agreement.
- The Board agreed this property is aesthetically nice and the mix of different uses adds a positive impact to the community.
- Mr. Thomason has not gotten any negative reactions.

On MOTION by Ms. Nelson seconded by Mr. Bootcheck with all in favor the Arbor Greene Board of Supervisors does not object to the proposed land uses and recommends the Arbor Greene of New Tampa Homeowners Association approve the Land Use Restriction Agreement between Cory Lake Isles, Inc. and Arbor Greene of New Tampa Homeowners Association, Inc. as amended to include the uses outlined in Exhibit A.

SEVENTH ORDER OF BUSINESS

General Manager's Report

- Ms. Levy, the Co-Chairperson of the Social Committee spoke of some issues.
- The Social Committee plans and implements social events for families, adults and children in the community.
- They are proposing to use the multipurpose room for a casino event for adults in the community, and they need to try to put in five tables.
- With regards to the yard signs which were used for an event which were complained about, they will purchase laminated entrance and exit signs.

- The flooring in the multipurpose room is delicate and you must be careful as to what is put on the table.
- Ms. Nelson suggested temporary flooring, such as a carpet, for these types of events.
- No glass is allowed.
- Layout, security and timing must be coordinated with Mr. Turner.
- The Board needs to be aware of this, with no motions required. The Board can approve it as long as the floor is taken care of to avoid any damage.
- Mr. Turner will try to find some type of floor covering for this event.
- With regards to sign posting, the Board must approve any exceptions to the policy.
- Ms. Nelson suggests designing a template with the Arbor Greene logo on top to use for all events.
- The sign must be in compliance with city codes.
- The sign cannot be on city property.
- Mr. Straley recommended someone calling the city to ensure they do not have a problem with these signs.
- The Board disagreed since these small signs probably do not fall under this jurisdiction.

FOURTH ORDER OF BUSINESS

District Manager's Report

**C. Acceptance of Financial Audit for the Fiscal Year Ended
September 30, 2005**

- Mr. Benson from Keefe McCullough & Co. gave a brief overview.
- They handle auditing throughout the State of Florida, especially with CDDs.
- Mr. Benson is in charge of the Governmental Not for Profit Division.
- Pages 1 and 2 comprise the Independent Auditor's opinion of the audit.
- They go to the management company and select a sample of transactions throughout the year such as invoices and bank statements to ensure everything is legitimate and the bank statements are reconciled.
- The balances are confirmed and communicated with the attorneys as well as the banks.

- A financial compliance audit is also done.
- Last year the accounting profession changed the look of the statement for all governmental entities by adding a new section entitled, *Management Discussion and Analysis* which goes from Pages 3 through 6.
- The bottom of Page 4 shows year to year net assets of the District which shows fluctuations from year to year.
- Page 5 shows the Statement of Activities which shows year to year revenues.
- The CDD is in a healthy position and some things which have been done improved the report.
- There are going to be more funds available which can be used for capital projects, renewal and repair as opposed to debt service.
- In the next 10 years, Arbor Greene may be faced with renewal and repair projects, and reallocating those funds is sensible and will benefit the CDD in the future.
- Ms. Nelson wanted to know why the non ad valorem assessment decreased from 2004 to 2005 and Mr. Lozicki agreed the amount does not appear correct since the District increased the assessment.
- Mr. Straley believes the long-term debt assessment refunding does not appear in this report since it occurred in 2006.
- Perhaps the 2000 Series B short-term Bonds were paid off.
- Mr. Benson pointed out Page 20 which shows the breakdown of long-term debt, and the Series 2000 Special Assessment revenue Bonds will be paid off this year, and it may not have been levied.
- Mr. Lozicki wants to know how revenue will be affected.
- Mr. Benson responded less money was levied in the debt service fund to cover the debt service payments.
- Mr. Fernandez believes Arbor Greene reached the end of the B Bond since it was paid off. Revenues were being received when the bonds were being paid, and since it ended no more revenues are being received.
- Mr. Benson is confident these numbers are correct.

- Mr. Brickley pointed out the breakdown on Page 11 which shows the debt service is established through management, and the middle column changes each year since the District has been paying off debts.
- Page 5 shows the overview of the organization and Page 11 shows a deficit for the current year.
- A reconciliation of the financial statement is done.
- Page 12 has a meaningful statement which states this is an unusual concept which is different than all other businesses where if you purchase a long-term asset, or build something you expense those items.
- The District receives the proceeds from the bond offering which is shown as revenue for the year.
- There was an increase in assets of \$617,000.
- The statements on Pages 14 through 22 give more detailed breakdowns of all numbers shown in the financial statements.
- The auditor has to check for any violations in laws or statutes which the CDD, employees or subcontractors may be responsible for.
- The auditors follow up with the State of Florida, and if there is a problem the CDD or the management company will be contacted, and the District or management company must make the auditor aware of what the corrective action plan is.
- Arbor Greene did not exhibit any material weaknesses.
- Pages 25 and 26 show a number of tests which have to be done to determine whether or not the District is in a state of financial emergency.
- The refunding transaction was audited as of September 30th.
- Mr. Lozicki asked for a definition of modified accrual.
- This pronouncement took all governments including CDDs and municipalities and put them on par for the first time with other businesses, and their fixed assets and liabilities were put back on their books.
- Certain things are considered predominantly fixed assets and debt payments, and both proceeds from payment of debt in modified accounting are period costs.

- For example if you purchase a new building for your business, you capitalize and depreciate it. It will then be purchased under modified accrual, which is almost like cash in and cash out.
- The proceeds are treated like a revenue. Even though it is retiring debt, it is treated like an expense. The schedule on Page 12 attempts to take those two and reconcile them.

On MOTION by Mr. Brickley seconded by Mr. Lozicki with all in favor the Financial Audit for the Fiscal Year ended September 30, 2005 was accepted.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the July 17, 2006 Meeting

Mr. Brickley stated each Board member received a copy of the minutes of the July 17, 2006 meeting and requested any additions, corrections or deletions.

- On Page 2 in the second bullet *capital projects reserve* should be added between *increase* and *by*.
- In the next bullet *reserve* should replace *budget*.

Ms. Nelson moved to approve the minutes of the July 17, 2006 meeting as amended and Mr. Bootcheck seconded the motion.

Ms. Nelson asked where do we stand with all the other items?

Mr. Brickley responded we are going to discuss them.

On VOICE vote with all in favor the previous motion was approved.

THIRD ORDER OF BUSINESS

Approval of the June 30 and July 31, 2006 Financial Statements

- The budget workshop discussed both sets of financials and Arbor Greene is at 92.6% of the revenue budget and 66.7% of expenditures for the year through the end of June.

- Page 2 of the June financials under assessment revenue shows \$146,000, and the budget was \$1,406,000. The actual through the end of June is \$1,260,000. Part of the shortage is the developer's assessment which has not yet been paid. After this is paid, there is still going to be a shortage of approximately \$75,000 to \$90,000, and we are trying to determine the cause.
- This has been discussed with Mr. Fernandez and Mr. Robin since we are trying to determine whether or not this means residents are going bankrupt or are not paying their assessments.
- The 2005 audit shows a shortfall of \$92,000 under the assessment line for the fiscal year, and has been tracking all the way through this year.
- The July figures show the assessment at \$122,000.
- There is approximately \$24,000 during the month of July against the assessment revenue, but if approximately \$55,000 to \$56,000 is put toward the developer assessment, Arbor Greene is still down by approximately \$70,000.
- The Series A long-term bond assessments and the O&M assessments are included on each tax bill, and most people have their taxes escrowed through their mortgage. However, most taxes are paid by November 30th in order to achieve the 4% discount.
- The tax collector receives this money and starts making remittances to the District in January.
- There is a report which gives this information on a monthly basis.
- Unpaid taxes become delinquent on April 1st.
- When someone does not pay their taxes a tax certificate is issued and an auction is held at the courthouse each year and these tax certificates are auctioned off with the interest rates starting at 18% and bidding down.
- Some people actually purchase tax certificates as an investment. They pay the delinquent taxes to the auctioneer and the money should get remitted to the District.
- If the tax certificate remains outstanding after a number of years, the certificate holder applies for a tax deed.

- If no one bids on a tax certificate for a certain property, the county takes over the certificates, but the county does not pay the taxes. However, this should not occur on improved real estate.
- The tax collector should have records of who has and has not paid their taxes, and it is public knowledge.
- This has not commonly been seen with other CDDs.
- The law requires 5% less to be budgeted than the millage rate against the property value to be used for collections for local government.
- The Board requested the accountants research this shortage for the next meeting.
- For July, Arbor Greene is at 95% of income budget for the year and 75.6% of expenditures because most of the major projects for the District have been paid for.

On MOTION by Mr. Brickley seconded by Ms. Nelson with all in favor the June 30 and July 31, 2006 financial statements were approved.

- Mr. Brickley asked the check registers not be included with the financial statements.

FOURTH ORDER OF BUSINESS

District Manager's Report (Continued)

- A. Final Fiscal Year 2007 Budget for Informational Purposes Only**
 - There was some confusion with regards to the Board's intent with respect to the adjustment in O&M assessments to match the reduction in the debt service assessment from the refunding.
 - The Board wanted the amount to fund the \$70,000 Capital Projects Reserve.
 - \$5,000 was added to Recreation Water and Sewer, increasing it from \$5,000 to \$10,000.
 - An adjustment was made to the tax collector charge. The earlier budget estimated it to be 1%, but it is 2%.
 - Copies will be sent to all Board members after this meeting.

- The revenue and expenditures total \$1,522,502, but the separate statements in connection with the refunding as reflected in Exhibit A show a 21% reduction in debt service and a 2% increase in the general fund for each community.
- Overall, each community shows a 9% or 10% reduction from last year.

Mr. Fernandez discussed the RFQ for the landscaping bid, which was not included in the agenda.

Mr. Brickley made a motion to approve the notice for Request for Qualifications in connection with the Arbor Greene CDD landscape maintenance contract and authorize publication.

On MOTION by Mr. Brickley seconded by Mr. Bootcheck with all in favor the notice for Request for Qualifications to perform landscape maintenance services as outlined in the Arbor Greene Community Development District's landscape maintenance contract was approved and publication of this Request for Qualifications on August 25, 2006 was authorized.

B. Audit Committee Selection Process

i. Appointment of Committee Members

- This process is required by law in order to select the auditor for the fiscal year ending September 30, 2006.
- The first step is appointment of an audit selection committee who will determine whether the recommended criteria for evaluation of proposals is the criteria you want to use.
- The state requires three of the four criteria and Severn Trent added the fourth, which is the fee.
- After this decision is made, the committee will authorize advertisement of the RFPs.
- The committee may include the entire Board; various Board members along with the District Manager or the attorney.
- The next meeting will be advertised as a combination Audit Selection Committee and CDD meeting.
- The Board will receive six or seven proposals.

- A rating sheet as recommended by Severn Trent will be sent to the committee based on your criteria.
 - Severn Trent will rank the firms and present it as a recommendation which the committee can either accept or reject.
 - Mr. Brickley and the rest of the Board agreed the full Board will be appointed as the Audit Selection Committee.
- ii. Establishment of RFP Evaluation Criteria**
- Severn Trent recommends the committee assign 25 points each to the four criteria listed on the Evaluation and Ranking Form.
 - These can be adjusted and additional criteria may be added.
 - The only criteria which may be deleted is the fee, but the other three are required by law.

On MOTION by Mr. Lozicki seconded by Ms. Nelson with all in favor the RFP evaluation criteria was established and the Evaluation and Ranking Form which includes Professional Standing/Ability of Personnel at 25 points; District Experience and Knowledge at 25 points; Staff Depth/Ability to Perform at 25 points; and the Fee at 25 points was accepted.

iii. Authorization to Proceed with RFP

There being no questions or comments,

On MOTION by Mr. Brickley seconded by Mr. Bootcheck with all in favor the Audit Selection Committee was authorized to proceed with the RFP for selection of an auditor for the Fiscal Year ending September 30, 2006.

D. Meeting Schedule for Fiscal Year 2007

- Since Severn Trent will not be able to provide current financial reports prior to the 15th of the month, the meeting scheduled had to be amended.
- The workshops are amended as follows:
 - October 12th is moved to October 19th.
 - December 14th is moved to December 21st.
 - January 11th is moved to January 18th.

- April 12th is moved to April 19th.
- June 14th is moved to June 21st.
- July 12th is moved to July 19th.
- September 13th is moved to September 20th.
- CDD meetings are amended as follows:
 - October 16th is moved to October 23rd.
 - January 15th is moved to January 22nd.
 - April 16th is moved to April 23rd.
 - June 18th is moved to June 25th.
 - July 16th is moved to July 23rd.
 - September 17th is moved to September 24th.
- The CDD meetings will still occur on Monday evenings, but later in the month to accommodate the financial reports.

On MOTION by Ms. Nelson seconded by Mr. Bootcheck with all in favor the meeting schedule for Fiscal Year 2007 was approved as amended.

E. Consideration of Resolution 2006-9 Designating Robert Fernandez as Assistant Secretary

- This resolution was brought forward at the previous meeting and did not receive a second to the motion because the Board questioned the need for another Assistant Secretary at the previous meeting.
- Mr. Straley discussed.
- Most CDD Boards have a Chair and Vice Chair and other supervisors together with one or more people from the management company become Assistant Secretaries.
- Bond documents and paperwork of this nature frequently require the signature of the Chair or the Vice Chair and a Secretary or Assistant Secretary, which is useful in these situations.

On MOTION by Mr. Brickley seconded by Mr. Bootcheck with all in favor Resolution 2006-9 designating Mr. Robert Fernandez as Assistant Secretary of the Arbor Greene Community Development District was adopted.

FIFTH ORDER OF BUSINESS

Attorney's Report (Continued)

- Mr. Straley told the guard he was here to drive around and the guard told him he needed to be accompanied by a realtor.
- From an IRS standpoint, Bond Counsel and the Underwriter personnel would not be pleased if they knew the guard was trying to restrict entry this way.
- The guard can take down license numbers and if it appears the person is up to no good he can call the police, but he must allow entry in general.
- In another special district an IRS agent tried to gain access to the community and was denied, which led to the District being fined a significant amount.
- After 10:00 p.m. for security reasons access should be limited as stated in the policy.

SIXTH ORDER OF BUSINESS

Engineer's Report

There being no report, the next item followed.

SEVENTH ORDER OF BUSINESS

**General Manager's Report –
Consideration of Request from Ms.
Karen Clagherty of Music Together
Ditties for Kiddies to Teach Music
Classes to Children**

- Ms. Clagherty teaches a music program for children, their families and caregivers.
- It is a national program which has been out for almost 20 years.
- She has been teaching this program for five years.
- Some families from Arbor Greene have gone to Tampa Palms where she currently teaches.
- She is proposing a program to be held on Mondays at 9:30 a.m. for 45 minutes, which will comprise three sessions for 10 weeks from fall through spring.
- She was asking if classes may be opened to people who are non-residents.

- Arbor Greene residents should have priority for these classes over non-residents.
- Mr. Brickley's only concern is the possibility of furniture having to be moved around.
- Mr. Brickley suggested a trial run for the first two sessions to see how it goes.
- A formal contract is probably not necessary, but liability insurance is recommended, and Arbor Greene must be identified as being additionally-insured.
- She was told to coordinate this with Mr. Turner.
- After the September/October session is over, it will be reported on at the November meeting.
- Her liability insurance renews on September 28, 2006 and renewal is based on the number of students.
- Ms. Nelson stated for the record the floor must be protected.

NINTH ORDER OF BUSINESS

Audience Comments

- Mr. Danish brought up traffic two issues at Benito Middle School.
- The first one involves parents who park their cars at the front entranceway at 4:00 p.m. and block traffic. They have been told not to stop there to pick up their children.
- The only way the Tampa Police Department will come out to issue a summons in these situations is if the school directs them to do so.
- The other issue is with regards to the Benito walkway behind the school in which no one has trimmed the landscaping in this area and there has been some vandalism.
- Mr. Turner has called the police and they refuse to come.
- The CDD must authorize the Tampa Police Department to come is handle these situations.
- Mr. Danish will coordinate with Mr. Turner in giving some specifics of the situation and a letter will be written to the Tampa Police Department which will be signed by Mr. Brickley.

- The Tampa Police Department should respond in writing as to how they are going to handle this situation.
- If this fails the Board has a contact at the Tampa Tribune who can report on the situation.

SEVENTH ORDER OF BUSINESS

**General Manager's Report
(Continued)**

Personnel Staff Report

- This is an overview of staff in the General Manager's office which includes the gains and losses of personnel, along with the cost for staffing.
- It also includes lifeguard staffing.
- Four staff members are also Arbor Greene residents.

Monthly Usage Report

- This reflects the number of people who sign in at the community center.

Revenue Report

- This is informational to more accurately track the residents who are using the community center.
- This shows funds which are being accumulated at the community center.

Contract Status

- Mr. Turner is in the process of trying to get a new proposal from Waste Management to renew their contract.
- U.S. Security Associates, Inc. proposed a two-year extension of their contract for gatehouse security in the amount of \$120,294.72 for 2006-2007; and \$123,439.68 for 2007-2008.
- This amounts to less than a 3% increase.
- Mr. Turner recommended approval of this contract.
- No one has complained about their performance.

On MOTION by Ms. Nelson seconded by Mr. Bootcheck with all in favor the two-year contract renewal with U.S. Security Associates, Inc. for gatehouse security in the amount of \$120,294.72 for 2006-2007; and \$123,439.68 for 2007-2008 was approved.

- The next contract is from Flowers Gone Wild for holiday decorations.

- Mr. Turner met with them and went over what will be done this year as opposed to what was done last year.
- Everything is basically the same, but decorations for the remaining part of the community center which was not done last year.

On MOTION by Mr. Brickley seconded by Ms. Nelson with all in favor the contract with Flowers Gone Wild for holiday decorating in the amount of \$14,997.50 was approved.

- The next contract proposal is from Paver City of West Florida, Inc for emergency work which had to be done at the Enclave Gate in the amount of \$1,575 to get the gate operational.

Repaint Selected Streetlight and Sign Poles

- Three proposals were received to do this work.
- Mr. Turner identified 129 streetlight or sign poles within five different communities which need to be repainted.
- Next year's budget includes \$20,000 for street sign and street light maintenance and replacement.
- There is a \$6,000 increase over this year.
- Part of the increase was for maintenance of street lights and poles.
- The following proposals were received:
 - Mott's Construction - \$56.90 per pole
 - American Painters Inc. - \$67.50 per pole
 - Extreme Service Painting - \$50 per pole
- Extreme Service Painting handles Bush Gardens and is the best of the three proposals.

On MOTION by Mr. Brickley seconded by Ms. Nelson with all in favor the estimate from Extreme Service Painting to repair and repaint 129 poles in various communities throughout the Arbor Greene Community Development District in the amount of \$50 per pole was approved.

Vandalism/Damage to Arbor Greene Property

- In a couple of cases there are no estimates available for the repairs.
- Information about these situations will continue to go into the newsletter to keep the residents aware of this damage.
- There has been little damage at the front gate since the cameras were installed.
- There has been some damage to the philodendron plants near the monument. They were hit twice by vehicles which went off the road and into the plant areas.

Requests from Residents and Other Requests

- Extend the berm behind Devonshire homes
 - There is a tentative plan to build a dirt berm approximately 160' long and blend it with the existing berm over the open area behind the first couple of homes.
 - Two proposals were received, and Mr. Turner is waiting for one more.
 - The Board must decide how much money should be spent.
 - Another possibility is to build a wall.
 - If the CDD waits until the road is built in order to do this project, the cost may increase.

Mr. Brickley moved to approve a berm to be built behind Devonshire Homes along Cross Creek Boulevard in an amount not to exceed \$30,000.

- This does not include the landscaping.
- It is difficult to price the landscaping until the berm is actually finished.

Mr. Lozicki seconded the previous motion.

On VOICE vote with all in favor a berm to be built behind Devonshire Homes along Cross Creek Boulevard in an amount not to exceed \$30,000 was approved.

- Another resident in Devonshire wants a berm built all the way down the whole length of the homes.
- it was looked at and there is a large area with a 100 foot separation between the two berms, and one location has a small sump area.
- Mr. Turner does not believe another berm should be extended down from the area which was just discussed.
- Drain Standing Water
 - This is in Avalon behind a resident's home and against the berm which goes up directly across from the gatehouse.
 - The resident on one side installed a swimming pool and when they graded it, the drain level was raised prohibiting the water from draining through the area which was supposed to be drained, thereby creating standing water.
 - The water stands in the lower area of where this resident's property ends and the common property on the berm begins.
 - This has been an ongoing problem for approximately three years.
 - Mr. Brickley feels the Board should authorize Mr. Turner to tell the resident the Board is going to approve this project, but the specifics of cost need to be determined at the next Board meeting.
 - It has been determined this is CDD property.
 - Mr. Fernandez discussed whether the CDD is obligated to expend CDD funds to address this issue or whether the funds should come from the neighbor who created the problem.
 - The CDD has general responsibility for drainage in Arbor Greene.
- Pay for Repairs to Damaged Vehicle
 - This damage was allegedly caused by the malfunctioning of the Parkview Gate which supposedly closed prematurely on the vehicle.
 - Mr. Turner asked for information from the owner of the vehicle, such as pictures or a repair estimate and nothing has been received.
 - She is a resident.
 - Mr. Turner had the gate inspected and did not find anything wrong.

- No action will be taken until the resident sends the requested information.
- Install Baby (Tot) Swings
 - The industry standard states tot swings should not be together with any other type of swing, which is currently the case.
 - The other type of swing can be replaced with a tot swing.
 - Tot swings can be installed in one of the other parks.
 - The industry standard needs to be met.
 - There has only been one request for the tot swings.
 - Mr. Turner recommends replacing the other swing in Parkview Park with another tot swing and keep this area strictly with tot swings in order to meet the industry standard.
- Install a Light in the Playground Park in the Landing
 - Mr. Turner did a survey of all lighting in the parks at night and the Landing is the darkest.
 - There is a conservation area on two sides of the park and there is a big hedge on the other side which blocks the lighting.
 - A streetlight may be installed at one of the entrances closest to the Landing.
 - Mr. Turner will look into the pricing.
- Request from a Resident who is a Deputy Sheriff in Hillsborough County to have Access to the Arbor Greene Camera Security System
 - Board discussed the fact that he may not be helpful since he is associated with Hillsborough County as opposed to the City of Tampa and may not have jurisdiction to make arrests.
 - The Board's is uncomfortable with having another person looking at this camera, particularly when they do not have jurisdiction.
- Install Pedestrian Cross Walks and Signs at Arbor Creek and Avalon and Arbor Creek and Arbor Run Drive
 - Increased traffic as a result of 159 additional homes is endangering pedestrians in those areas.

- Ms. Nelson recommended putting one at the corner of Arbor Greene Drive at the turn where the tennis courts are located because she is more concerned with cars picking up speed and possibly hitting pedestrians crossing at Avalon.
- There is no sidewalk in this area.
- The pedestrian signs cost \$3,980 plus the cost of painting it on the roadway itself, which will cost \$500 for each crosswalk, for a total of \$1,000.
- Mr. Brickley recommends further investigation on what is involved in putting in a crosswalk and whether or not it involves engineering.
- Clarification of Fishing Behind a Resident's Home
 - There is nothing in Arbor Greene's policies or covenants which address this issue.
 - There is an easement which belongs to the CDD around the entire lake.
 - A resident complained about someone fishing behind his home and the person fishing stated it was a common area and he had the right to fish.
 - Mr. Turner determined it was not a common area and was in fact directly behind this person's home.
 - Mr. Straley handled this issue in another District and they decided to designate one pond with good access for anyone to fish.
 - Mr. Turner recommends creating a policy of no fishing behind a resident's home unless they have the resident's permission.
 - Mr. Brickley recommended a policy be drafted and discussed at the September meeting.
- Request to Teach Spanish Classes
 - Ms. Mariella Smith has been teaching Spanish here for a number of years, but there is no evidence of the Board's approval for this.
 - This needs to be on the record.
 - Mr. Turner recommends approval once she presents evidence of insurance.

- Mr. Brickley agrees and recommends approval based on Mr. Turner's research into appropriate insurance, this issue will be brought back for discussion at the September meeting.

Arbor Greene ID Tags

- The ID tags have come in and 700 have been issued.
- Everyone must have tags by September 1st.
- If they do not have them they will be asked to leave the facility.
- Staff must be consistent with this rule.

Arbor Greene Insurance Renewal

- The renewal estimate is \$27,825, which is an increase from \$2,825 from 2006.
- According to the stipulations, it does not include the cost for terrorism and the coverage limits increased 10%, along with a 5% deductible.

New or Previously Unresolved Issues

- Table Tennis (Ping Pong) in the Aerobics Room
 - More than 40 people have used the table since July 1st, and recommends purchasing one.
 - Mr. Brickley and the rest of the Board agreed to purchase one.
- Adopt-A-Road Program
 - There is a sign on Cross Creek Boulevard which has been up for a number of years and Mr. Turner has requested it be removed since Arbor Greene no longer owns or maintains the road.
- New Community Center Hours
 - Saturday evening hours were expanded from 6:00 p.m. to 8:00 p.m.
 - Mr. Turner believes the pool should be kept open longer than in the past.
 - It should open at 8:00 a.m. on Sunday

Improvements to Arbor Greene – July and August 2006

- Mr. Turner's report lists a number of improvements which have been accomplished by Mr. Smith.

Revisit Alcohol and Liability Insurance Requirement Policy for Community Center Events

- The policy needs to be consistent.

- If the answer is *yes*, Arbor Greene needs to accept the responsibility if something goes wrong.
- A resident cannot be forced to sign a waiver saying they will accept responsibility for allowing alcohol at a party.
- Mr. Straley believes a resident should sign a waiver. Anyone using the facility should be willing to sign one.
- Mr. Straley suggested letting the insurance agent know how difficult it is for an individual to get coverage in order to determine a way in which CDD coverage can be enhanced to handle these situations.
- Between now and December there are three events planned.
- Mr. Fernandez is going to investigate the insurance issue.
- Mr. Straley has seen situations where there was a licensed bartender dispensing drinks.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

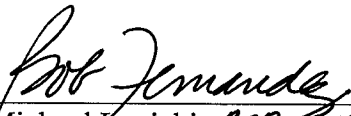
- Ms. Nelson suggested getting a smaller monument sign at the east side entrance to Arbor Greene, since you cannot see the entrance to Arbor Greene when coming from the Morris Bridge.
- Sizing and lighting needs to be looked at. Mr. Turner will get some estimates.
- The trees between the sidewalks need to be trimmed in the Trace, which is handled by the HOA.
- This was previously brought up by Mr. & Mrs. Corcoran.
- Landscaping in the Landing and Estuary were taken care of.
- Mr. Bootcheck wanted to know what the purpose of the boardwalk hidden behind the trees is.
- It is a scenic overlook.
- Mr. Turner is trying to keep the underage children out of this area.

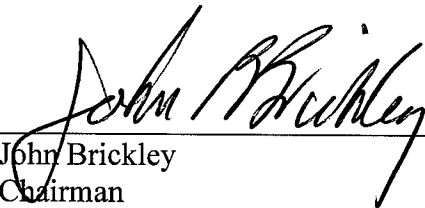
TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Brickley seconded by Ms. Nelson with all in favor the meeting was adjourned.


~~Michael Lozicki~~ **BOB FERNANDEZ**
Assistant Secretary


John Brickley
Chairman