

**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 20, 2007 at 6:30 p.m. in the Gathering Room of the Arbor Greene Community Center, 18000 Arbor Greene Drive, Tampa, Florida.

Present and constituting a quorum were:

John P. Brickley	Chairman
David Bootcheck	Co-Vice Chairman
Christine Nelson	Co-Vice Chairperson

Also present were:

John Ricciardi	District Manager
Tracy Robin	District Attorney
Harve Turner	General Manager
Lisa Bertovich	Resident
Mr. Mahesh	Resident
Kala Pohl	Resident
Carlos M. Quiles	Resident
Ruben Vasquez	Resident

The following is a summary of the minutes and actions taken at the August 20, 2007 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
July 23, 2007 Meeting**

Mr. Brickley stated each Board member received a copy of the minutes of the July 23, 2007 meeting and requested any additions, corrections or deletions.

- On Page 8 under the second bullet, add the following item: *The Board emphasized they wanted to keep the pool open on weekends for residents.*

- In the first item under the third bullet, *for* should replace *on* and *due primarily to increasing costs for contracts and electricity* should be added at the end of the sentence.

On MOTION by Ms. Nelson seconded by Mr. Bootcheck with all in favor the minutes of the July 23, 2007 meeting were approved as amended.

THIRD ORDER OF BUSINESS

Approval of the July 31, 2007 Financial Statements

Mr. Brickley gave the following overview:

- The CDD is over 100% in revenues.
- The CDD exceeded the special assessment level.
- The CDD expects to maintain expenditures in the amount of \$105,000 per month, through the next two months of Fiscal Year 2007.

On MOTION by Mr. Bootcheck seconded by Ms. Nelson with all in favor the July 31, 2007 Financial Statements were approved.

FOURTH ORDER OF BUSINESS

District Manager's Report

- The Fiscal Year 2008 Budget was submitted to the Assessment Department for processing with the tax collector.

FIFTH ORDER OF BUSINESS

Attorney's Report

- Mr. Robin distributed the Mutual Release which was executed by both parties in connection with the Settlement Agreement.
- Mr. Robin discussed the maintenance issue with Carriage Homes in which Lennar wanted the CDD to maintain the gates and the ponds and pass the expenses to their HOA.
 - Mr. Robin contacted Lennar to ask them to pay for the legal expenses associated with drafting an interlocal agreement between the HOA and the CDD, of which they only agreed to pay 50%.
 - The Board agrees to share these costs and the agreement will be presented at the next meeting.

SIXTH ORDER OF BUSINESS

Engineer's Report

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS

General Manager's Report

Following are the highlights of Mr. Turner's report:

- **Non-Resident Community Center Facilities Usage & Rental Rates**
 - Discussion will be deferred to a future, fully-attended Board meeting.
- **Recommendation from John Ricciardi, Severn Trent**
 - Mr. Ricciardi recommends creation of a policy with regards to suspension of resident privileges.
 - Mr. Robin does not recommend this unless the Board believes it is necessary.
 - The Board was in concurrence with Mr. Robin's recommendation.
- **Proposal from Arbor Greene Resident to Establish an Art Group**
 - Ms. Pohl presented this proposal.
 - There are no fees involved since it is a discussion group for interested residents.
 - This is for people interested in art as well as music.
 - It will be held the first Wednesday of each month in the Gathering Room.
 - She may want to have public speakers attend in the future.
 - This is acceptable unless the speakers need to be paid, which will need to be discussed with Mr. Turner.
 - The priority is to keep this open to Arbor Greene residents, but non-residents are welcome as long as Mr. Turner is notified.
- **Basic Requirements for Requests to Provide Services or Programs for Residents**
 - Ms. Nelson recommends adding a requirement with regards to fees.
 - This will be brought back for consideration at the next meeting.
- **Reduced Number of Aerobics Classes**
 - Ms. Erickson reduced her various classes.
 - She has shown up late for her classes, which is a problem for residents.

- Mr. Vasquez presented a proposal to conduct a yoga class on Monday evenings from 6:30 p.m. to 7:45 p.m.
 - Mr. Vasquez gave an overview of his background.
 - He also conducts a class in Hunter's Greene on Tuesday mornings at 9:00 a.m.
 - He is going to charge \$13 for non-residents and \$10 for residents.
 - The CDD may be entitled to a percentage of his charges for upkeep of the facility if this program becomes a regular part of the schedule.
- The Board approved this.
- **Request to Expand We R Fit Program for Kids**
 - Ms. Gravante received requests from residents to expand the age group to 7-9.
 - Her insurance will cover this.
 - The Board approved this.
- **Resident Request for the CDD to Install a Swing Set in the Small Estuary Park on Waterside Oaks Drive**
 - Ms. Nelson believes the bigger park in this area does not get enough use to warrant a swing set in this smaller park.
 - This will be deferred to next years' budget for consideration if funds become available.
- **Resident Request for Crosswalks, "Yield to Pedestrian in Crosswalk" Signs on Arbor Creek Drive, and Additional Trash Cans on Arbor Greene Drive and other Locations**
 - Mr. Turner presented various cost estimates.
 - Mr. Ricciardi recommended having a traffic engineer look at this as a result of liability issues on private roads.
 - Mr. Turner initially received an estimate from a private traffic engineer for approximately \$2,500.
 - Mr. Turner will look into this further for the work to be done in 2008.

- **Request for Approval to Conduct Aerobics Classes in Arbor Greene**
 - The Board approved this if Ms. Vanessa Brockhouse is interested in conducting classes in the morning as well as the afternoon.
- **Vandalism/Damage to Arbor Greene Property**
 - Mr. Turner does not expect for the CDD to get much more back than \$31,062.07 or 59.7%.
- **Trace Playground Structure Actions**
 - The family is in the process of filing a claim through their homeowners' insurance.
 - If the insurance does not pay, they agreed to pay for it themselves.
 - The Board discussed the fact that another resident tried to come forward to claim the reward.
 - Mr. Turner has not heard back further from this person and does not expect to.
 - If the person contacts Mr. Turner, they will be asked to present their case at the next meeting.
- **Contract Vendor Status – OLM Services**
 - Mr. Turner and Mr. Smith go along with OLM when they do their inspections.
 - Arbor Greene's landscaping contractor has passed all OLM inspections.
 - Residents have been giving Mr. Turner positive comments as to the conditions of the landscaping.
 - There have been some issues with individual residents not trimming their landscaping which Mr. Turner reported to the HOA, who is sending letters to these individuals.
- **Set Up Resident Comment Box in Club Entrance Foyer**
 - Mr. Turner brought this to the Board's attention.
- **2007 Water Use**
 - Mr. Turner discussed this spreadsheet.
 - This use is going to be monitored on a monthly basis.
 - These numbers come from SWFWMD.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

- Mr. Bootcheck raised the issue of resurfacing of the pool.
 - This will be done in 2008.
 - The new heat pumps were installed.
 - The fitness pool is the first priority.
- Ms. Nelson discussed solicitation in Arbor Greene.
 - Perhaps the CDD can allow an ice cream truck to gain entry to the premises.

NINTH ORDER OF BUSINESS

Audience Comments

- Mr. Quiles brought up the issue of people not picking up their pet droppings at the Parkview playground.
 - He recommends a *No Pets Allowed* sign to be put up here.
 - Since this park is not enclosed, the sign cannot be put up according to the covenants.
 - The City of Tampa Ordinance states if a person witnesses a pet owner not picking up the droppings, they can contact Animal Services, who will issue the owner a citation.
- Mr. Mahesh told the Board a neighbor's home is not being maintained.
 - Mr. Turner will look into this.
- Mr. Quiles told the Board trimming needs to be done along the sidewalks.
 - This is an HOA issue since the problem is with individual homeowners.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

T. Dorsey Yawn
Assistant Secretary

John P. Brickley
Chairman