

**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, December 18, 2006 at 6:30 p.m. 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
T. Dorsey Yawn	Assistant Secretary

Also present were:

Robert Fernandez	District Manager
Tracy Robin	District Attorney
Harve Turner	General Manager
Tom Rohrer	OLM, Inc.
Marie Miller	Resident
Steve Corcoran	Resident
Dan Trovato	Resident

The following is a summary of the minutes and actions taken at the December 18, 2006 Arbor Greene Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

- Mr. Rohrer from OLM, Inc. introduced himself, briefly spoke about his background and addressed questions from Board members and staff.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Appointment of Supervisors (2)

B. Oath Of Office

C. Election of Officers – Resolution 2007-1

- Mr. Fernandez and Mr. Tracy discussed the issue of supervisors running unopposed.

- According to the statute, the unopposed supervisors should continue in their seat and do not require reappointment by the Board since reappointment presumes there is a vacancy which needs to be filled by appointment. Therefore, they continue in office until the Board decides to appoint a replacement.
- They spoke to the Attorney General, and as a result no action is necessary unless there is interest in changing the officers.
- If a new supervisor is elected or appointed to the Board, the Board is required to reorganize according to the statutory requirement.

SIXTH ORDER OF BUSINESS

Attorney's Report – Discussion of 1998 Bond Issue

- Mr. Brickley discussed his meeting with Mr. Addison which the Board authorized at the previous Board meeting.
 - Mr. Brickley was impressed with Mr. Addison and a letter of engagement will be received, possibly for the January meeting.
 - Mr. Robin recommended the Board engage Mr. Addison since most engagement letters from law firms are fairly generic for the hourly rate of \$350.

On MOTION by Mr. Brickley seconded by Ms. Nelson with all in favor the engagement letter from Mr. Addison to provide legal services in connection with the 1998 Promissory Note was accepted and the Chairman was authorized to execute said letter upon its receipt.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 20, 2006 Meeting

Mr. Brickley stated each Board member received a copy of the minutes of the November 20, 2006 meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Brickley seconded by Ms. Nelson with all in favor the minutes of the November 20, 2006 meeting were approved.

FOURTH ORDER OF BUSINESS

**Approval of the November 30, 2006
Financial Statements**

This item was tabled to the January meeting since the Board will hold their next budget workshop on Thursday, December 21, 2006.

FIFTH ORDER OF BUSINESS

**District Manager's Report –
Consideration of Engagement Letter with
Shinn & Co. to Perform the Audit for
Fiscal Year 2006**

- The Board would like the audit report to be ready for approval at the March 19, 2007 meeting.

On MOTION by Mr. Yawn seconded by Mr. Bootcheck with all in favor the engagement letter with Shinn & Co. to Perform the Audit for Fiscal Year 2006 was approved.

SIXTH ORDER OF BUSINESS

Attorney's Report (Continued)

- Mr. Robin is in the process of reviewing and making changes to the rental policy for the clubhouse and will probably bring it back at the January meeting.

SEVENTH ORDER OF BUSINESS

Engineer's Report

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

- Mr. Trovato raised the following issues:
 - The landscaping is no longer well-manicured.
 - He suggested the possibility of running a pipe under the road into the pond and use the pond water to run the fountain at the Estuary.
 - SWFWMD may not approve this project since they control the water in this region.
 - The Board will determine whether or not this can be done.
 - According to the water restrictions, fountains which are not connected to a lake cannot be run unless it is for aeration purposes.

- Since the school buses are blocking the intersection of Estuary Drive, perhaps they can turn in and park around the circle.
- Mr. Corcoran raised the following issue:
 - The green areas are protruding out to the sidewalks in the Preserve on Heron Walk and need to be trimmed.

EIGHTH ORDER OF BUSINESS

**General Manager's Report –
Discussion of Pool Repair**

Mr. Turner discussed his report, a copy of which is attached.

Ms. Marie Miller from the Kids Book Club introduced herself and gave a brief overview of the program.

- Ms. Miller has been an Arbor Greene resident for two years.
- She wants to provide a reading enrichment program for children in grades three through five.
- Her goal is to teach these children to get exposed to literature.
- This is a four-week program for one hour per day.
- The class limit will be no more than 10 and no less than four students.
- She wants to get this program advertised in the newsletter.
- She wants to host a Meet and Greet with interested parents during the first week of February and start toward the end of February.
- In the past these programs were given a conditional approval based on the Meet and Greet and the number of interested individuals.
- This program will be self-funded by the students and parents as opposed to the District.
- Ms. Miller will brief Mr. Turner before the March meeting.

Mr. Turner resumed his report.

- Mr. Turner discussed the heat pumps for the pool in detail.
 - Commercial heat pumps are guaranteed for approximately 10 to 12 years.
 - The heater is turned on when the pool temperature drops below 84 degrees.
 - Deferral of this project for an additional year will result in increased costs.
 - The approximate cost to repair the fitness pool is \$45,000.

- The pool will never have to be shut down since the gas heaters can be used in the interim.
- There are currently two operational gas heaters.
- It is possible to move one of the gas heaters over.
- The current pool contractor has given the best price for the entire project.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor Mr. Turner was authorized to develop a contract to replace the inoperable gas heater and the operable gas heater with heat pumps which will include the concrete slab and the electrical hookups in an amount not to exceed \$42,000 for the fitness pool.

- The Board discussed the possibility of purchasing an abdominal fitness machine, and this issue will be discussed in further detail at the next meeting.
- It was recommended the Board approve the financial approval level for the General Manager.

There being no questions or comments,

On MOTION by Ms. Nelson seconded by Mr. Brickley with all in favor the financial approval level for the General Manager was increased from \$1,500 to \$2,500.

- The Board discussed whether or not business ads should be advertised on Channel 95.

Ms. Nelson moved business ads should not be permitted on Channel 95 and Mr. Bootcheck seconded the motion.

- The Board discussed in further detail and believes these ads can be placed in the newsletter.

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

NINTH ORDER OF BUSINESS

Supervisors' Requests

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Robert Fernandez
Assistant Secretary

John P. Brickley
Chairman

AGENDA ITEMS FOR THE NEXT MEETING

- Approval of the November 30, 2006 Financial Statements (This item was tabled to the January meeting since Arbor Greene is going to hold their budget workshop on Thursday, December 21, 2006 – See Page 3)
- Changes in Rental Policies for the Clubhouse (Tracy Robin – See Page 3)