

**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 19, 2011 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 Brickley	Chairman
Christine Nelson	Vice Chairperson
Adam Tanenbaum	Assistant Secretary
Toby Thomson	Assistant Secretary

Also present were:

John Ricciardi	District Manager
Bob Farrell	General Manager
Tracy Robin	District Counsel
Mike Candella	

Audience Members

The following is a summary of the minutes and actions taken at the December 19, 2011 Arbor Greene Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Brickley called the meeting to order and the Supervisors identified themselves at roll call.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
November 21, 2011 Regular Board
Meeting**

Each Board member received a copy of the minutes of the November 21, 2011 meeting and any additions, corrections or deletions were requested.

Changes to the November 21, 2011 regular meeting minutes were requested and duly made.

On MOTION by Ms. Nelson seconded by Mr. Tanenbaum with all in favor the minutes of the November 21, 2011 meeting were approved as amended.

THIRD ORDER OF BUSINESS

**Approval of the November 30, 2011
Financial Statements**

Mr. Brickley reported on the December 12, 2011 Workshop meeting noting the following:

- Revenue is at 6.5%, which is not unusual for this time of the year.
- The financial statements ending November 30, 2011 were recommended for approval.

On MOTION by Mr. Tanenbaum seconded by Mr. Thomson with all in favor the financial statements were approved.

FOURTH ORDER OF BUSINESS

District Manager's Report

Mr. Ricciardi confirmed the transfer of \$30,000 from Unassigned Funds to Reserve Lakes.

It was also reported we have been working with Mr. Farrell and Mr. John Vericker on the Precision Sidewalk contract. All required contract procedure steps have been followed and it is ready for execution.

FIFTH ORDER OF BUSINESS

Attorney's Report

There not being any report, the next item followed.

SIXTH ORDER OF BUSINESS

Engineer's Report

Mr. Ricciardi noted Ms. Stewart is still working with the contractor on the ribbon curbs and will bring that to the Board at the January meeting.

Mr. Brickley noted we set a deadline for making a decision on the pool issues and the ADA requirements in January.

SEVENTH ORDER OF BUSINESS

General Manager's Report

Items included in the General Manager's Report handout were explained by Mr. Farrell as follows:

- Contracts – Concessionaire contract reviews were discussed as follows:
 - TAW – due February 20, 2012
 - Borrell
 - Phenomenal Exercise Equipment Repair Service, Inc.

None of these contracts are due; they are in the report for Board information and will be discussed in January.

It was suggested to begin talking about the Wharton contract in January as a request to renew the contract will occur in April.

- Precision Sidewalk Safety Corp. – Sidewalks and Miami Curbs
The contract is ready for execution.

On MOTION by Ms. Nelson seconded by Mr. Tanenbaum with all in favor authorizing the Chairman to execute the contract with Precision Sidewalk Safety Corp. was approved.

- Pool Furniture Painting
Mr. Farrell recommended approval of \$6,255 to refurbish the pool furniture.

On MOTION by Ms. Nelson seconded by Mr. Tanenbaum with all in favor the expenditure of not to exceed \$6,255 for pool furniture refurbishing and charge to R&M Pools was approved.

- Darma Mindfulness and Meditation Class Request
Request received to hold a class, utilizing a room of the gathering facility, one time per week, on Monday's for approximately one to one and a half hours from 6 PM to & 7:30 PM. Class size is expected to be 5 to 10 residents and no fee will be charged to participants.

On MOTION by Mr. Brickley seconded by Mr. Tanenbaum with all in favor the request to hold a Meditation and Mindfulness program one time per week, on Mondays was approved.

This class will be for those 18 years old and above.

- Tennis Court Parking Area Improvement Options
Cost options were included in the General Manager’s Report, Item 340.
Additional cost estimates will be forthcoming. Photos will be available for the January meeting.
- T-Bay Schedule Change Request from Julia Lamb
The pool use schedule request for January through June was included in the General Manager’s Report. The changes were reviewed by staff and Julia is requesting some changes. Staff had their own recommendations/8:30. The issue/request was brought to the Board for discussion.
Mr. Harry Williams indicated he does not need an individual lane for lap swimming for himself.

On MOTION by Mr. Brickley seconded by Mr. Thomson with all in favor the staff recommendation exceptions to pool usage requested by T-Bay – for January 8:30 to 12:30, for January 16th and 17th (4 lanes) and 4:00 P.M. to 7:00 P.M. on January 17th were approved.

This schedule will be evaluated at the January 23, 2012 meeting.

- A-Lot Tennis Schedule Change and Letter from Ms. Shannon Martin LaFrance
The documents requested in the letter from Ms. LaFrance have been given to her.
Mr. Robin addressed points made in the letter from Ms. LaFrance noting the following:
 - Residents are not guaranteed uniformity of use.
 - The CDD declarations were mentioned in the letter, but the CDD does not have declarations. The reference made might be to the CCNR’s of the HOA.

- The Board has the responsibility and control to manage, operate and maintain the District for the benefit of all residents and all users of the facilities.

Mr. Brickley indicated the goal of the Board is to make decisions that are fair and equitable to all residents, players and non-players.

Mr. Brickley reviewed the entire issue of tennis court usage.

Mr. Tanenbaum inquired about the procedure for addressing letters received by staff from residents.

Mr. Ricciardi explained the circumstances for adding this particular letter to the General Manager's agenda. Generally speaking, a letter to the General Manager would be answered by the General Manager.

Mr. Tanenbaum continued the discussion on the letter from Ms. LaFrance. He asked, does the letter merit a response from the Board.

Ms. Nelson asked what he would like to do and Mr. Tanenbaum responded he is not the Chair.

Mr. Farrell reiterated the reason this letter came to the Board.

Mr. Tanenbaum asked what courtesy do we owe the resident who has taken the time to write the letter; do we do something with it or not. He suggested the Board go through points 1 through 4 of the letter and discuss why we are, or not, going to do anything about it.

Mr. Farrell noted from a procedural perspective, the resident has been answered, the records request included in the letter has been fulfilled and it was noted Mr. Farrell would get back to Ms. LaFrance to provide the next steps, if any.

Mr. Robin suggested the option of sending a copy of the meeting minutes to the resident to corroborate that her letter and issues were discussed by the Board.

Mr. Tanenbaum noted she made four semi-specific proposals, which he is not necessarily inclined to go along with.

Mr. Robin noted the question is does the Board feel there is a need for a policy change based on those questions.

Mr. Tanenbaum restated a question he previously asked, "the proposals, does the Board want to do anything about them; that was my question to the Board."

Mr. Brickley noted as far as he is concerned, he would prefer not to do anything about it.

Ms. Nelson noted the answer is no, no, no.

Mr. Tanenbaum continued, with respect to number two, it assumes if a person wanted to form a league, who hasn't already, they can't or there is some sort of numerical limitation on the number of teams. It is his understanding now that there is no limitation, is that correct?

Mr. Farrell responded that is correct; the underlying assumption is item number two is false. No one has asked for additional league teams.

Mr. Mike Candell noted he has been looking at team usage for only one team play at a time (3 courts) (2 courts tennis pro) (3 courts open).

Mr. Farrell clarified the statement made by Mr. Candell.

A resident, Ms. Shannon Wilary a non-league player, indicated she would like to play tennis on Wednesdays.

A resident, Mr. Clarence McDaniel, noted he plays social tennis and is a non-league player. He pointed out the Board's original decision of keeping two courts open as courts of opportunity. He also pointed out that league players are "privileged".

Mr. Ricciardi indicated league players are also made up of residents, there may be some non-residents but that is also true for the walk-on players. The question is how we schedule the use of the courts. We do not want to differentiate between residents because league-play residents are also paying their CDD fee.

A discussion of K-Swiss (individual) leagues ensued.

Mr. Tanenbaum asked if there is a policy for league team approval to schedule matches and Mr. Farrell responded there is not a policy.

Mr. Tanenbaum suggested Shannon go through the process of trying to schedule a K-Swiss match in order to give the Board a concrete issue to deal with; we cannot deal with hypothetical's.

Ms. Mary Jo Lefcourt, an A-Lot representative, detailed a problem experienced on the courts last Wednesday between league lot 6, 1 tennis lesson and one court of opportunity.

Mr. Farrell explained his experience with the court problem on Wednesday.

A discussion on the change in policy adopted at the October meeting versus the change at the November meeting ensued.

Ms. Eileen Farrell expressed her desire to resolve the tennis court disputes. She feels there is plenty of court time for non-league players.

Mr. Brickley expressed his opinion that the courts booked for A-Lot should continue.

Mr. Brickley MOVED and Ms. Nelson seconded to not allow any more additional tennis leagues formed to play in Arbor Greene until written rules and regulations outlining rules for the tennis courts are in place.

On VOICE vote with Mr. Brickley and Ms. Nelson voting Aye and Mr. Tanenbaum and Mr. Thomson voting Nay, the motion failed.

- Parkview Playground

Previously a resident, Mr. Patrick LeDuc requested a swing set, landscaping and a picnic table for the Parkview Playground.

The cost for a picnic table is \$800; the cost for the landscaping is \$1,400 and cost for a swing set is \$5,000.

Mr. Farrell plans to do the landscaping at a cost of \$1,400 and the Board was asked for direction on the picnic table purchase.

Mr. Tanenbaum MOVED and Ms. Nelson seconded to authorize the purchase of a picnic table for the Parkview Playground at a cost of not to exceed \$1,000.

On VOICE vote with Mr. Tanenbaum, Ms. Nelson and Mr. Brickley voting Aye and Mr. Thomson voting Nay authorizing the purchase of a picnic table for the Parkview Playground at a cost of not to exceed \$1,000 was approved.

The requested swing set for the playground cannot be installed as there is no space at that location for it.

The record will reflect Mr. Robin left the meeting.

- The tennis court light pole installation is in process.
- Main Fountain Restoration Update

The new control box was installed December 2, 2011 and is complete. It is estimated to last several years at current speeds and quarterly inspections will be done. The downtime, if it goes bad, would be 3 to 5 days.

- The LAN is working and done; residents are using it.
- The All Things Tennis document is under review.

Mr. Tanenbaum noted he plans on bringing this document up at the next meeting.

Mr. Farrell and Mr. Candell will present a draft of the "All Things Tennis" document at the January workshop meeting.

Clubhouse policies should be a February workshop agenda item.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Thomson asked about what Mr. Farrell should do about the cross-walk line items; either close it or start it up and keep working on it.

Mr. Ricciardi urged the Board to deal with the All Things Tennis document and the policy document at a single-focused workshop.

Regarding tennis league play, Mr. Candell is proposing only one league play at Arbor Greene at any one time. Two courts for walk-ons, two courts for instruction and four courts for leagues.

The consensus of the Board was to support this proposal.

Mr. Thomson asked about the cross-walks.

Mr. Tanenbaum would like to get a cross-walk in front of the Preserve, where they put the sidewalk in.

Mr. Thomson feels a comprehensive cross-walk study should be done and get costs to install cross-walks where needed.

Mr. Farrell will do a cross-walk study.

Mr. Tanenbaum suggested someone follow-up with Ms. LaFrance regarding her letter and the K-Swiss should be proposed to Mr. Candella.

NINTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

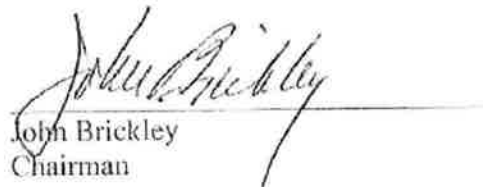
TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


R. John Ricciardi
Secretary


John Brickley
Chairman