

**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, February 19, 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 Brickley	Chairman
David Bootcheck	Co-Vice Chairman
Christine Nelson	Co-Vice Chairperson
T. Dorsey Yawn	Assistant Secretary
Michael Lozicki	Assistant Secretary

Also present were:

Robert Fernandez	District Manager
Tracy Robin	Attorney
Harve Turner	General Manager
Jeanne Holton Carufel	St. Petersburg Times
Stephanie Watts	St. Petersburg Times
Brian Cleary	Resident
Steve Corcoran	Resident
Christine Washington	Resident
Migna Woodard	Resident
Tedd Woodard	Resident

*The following is a summary of the minutes and actions taken at the February 19, 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 January 22, 2007 Meeting**

Mr. Brickley stated each Board member received a copy of the minutes of the January 22, 2007 meeting and requested any additions, corrections or deletions.

- Ms. Nelson suggested not attaching Mr. Turner's notes to the minutes, which the Board concurred with.

On MOTION by Ms. Nelson seconded by Mr. Lozicki with all in favor the minutes of the February 19, 2007 meeting were approved.

**THIRD ORDER OF BUSINESS**

**Approval of the January 31, 2007  
Financial Statements**

- Arbor Greene is at 87.4% of income, 31% of expenses and is basically on track with 2006 in terms of expenditure percentages.
- On Page 1 the Board was unable to reconcile the *Sweep Account* total in the amount of \$1,265,762 as well as the *Unreserved/Undesignated Fund Balance* in the amount of \$1,217,276.
- Mr. Fernandez and Mr. Robin explained *Sweep Account* as being a common interest-bearing account for the District to earn interest at all times with the earned interest and income being *swept* into the account to ensure it is working for the District.
- Information was lost on the left side of Pages 42, 43 and 44.
- The Board wants to know why *Legal Advertising* on Page 4 is at \$1,252 since they are under the impression the notice for meetings for the year is the only necessary notification to the public.
- On Page 5, \$1,190 under *Other Current Charges* in *Landscape* is also shown under *Contingency*.
- On Page 5 *Gatehouse Repairs and Maintenance* is reflected as \$5,139, but the specifics on Page 11 shows \$5,066 and no documentation was found to support the amount.
- *Field Expenses – Road and Street Facilities* on Page 11 requires a recap since it follows all of the other major accounts.
- On Page 6 under *Total Parks and Recreation – General*, there is a capital outlay in the amount of \$650 for January and a year-to-date total in the amount of \$1,905 which should be reflected on Page 14 under *Other Current Charges*.

- On Pages 15, 16 and 17, the Board suggested adding a *Budget* column in order to have a total percentage of budget.

On MOTION by Mr. Yawn seconded by Mr. Lozicki with all in favor the January 31, 2007 Financial Statements were approved as amended.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

- Mr. and Mrs. Woodard gave a brief overview of their program to teach Salsa Dancing to Arbor Greene residents.
  - They are Arbor Greene residents.
  - They submitted a proposal to Mr. Turner, who gave them permission to present it to the Board.
  - They want to conduct three sessions in one hour increments free of charge. Therefore, there are no room rental charges.
  - Mr. Robin believes liability insurance will still be required since the Board has set a precedent by previously requiring vendors to have liability insurance.
  - This can possibly be done without liability insurance if each participant signs a waiver, hold harmless or indemnity agreement.
  - Mr. Robin will prepare a waiver form which will be sent to Mr. Turner, who will coordinate it with Mr. & Mrs. Woodard.
- Ms. Holton Carufel and Ms. Watts from the St. Petersburg Times gave an overview of their proposal to do a newsletter for the District.
  - They do this for the Oakstead CDD.
  - They are part of the Community Development Team.
  - They do this for HOAs and other neighborhood associations.
  - They will design the logo.
  - Printing of newsletters is free of charge.
  - The CDD can choose the content of the newsletter.
  - A full-color newsletter can be done, although they are expensive to produce.

- They will also help arrange social events at no additional charge, which Ms. Watts handles.
- They will pay a 20% commission to anyone who wants to sell advertising to this newsletter.
- Any earned revenues go back into the program.
- Their goal is not to include too many advertisements.
- The current newsletter has a budget of \$8,000 for printing and \$3,000 for postage for the year.
- They give a 10% discount to those who repeat their advertisements.
- The Board wishes to survey the current advertisers with regards to this program.
- The Board is not happy with the way the current newsletter has been printing.
- Since Arbor Greene inherited production of the current newsletter from the developer's Board, it may not be legal to change to a different company.
- The Board is going to wait for more input from the St. Petersburg Times, as well as the staff currently providing the newsletter.
- Ms. Washington, the current editor of the newsletter, is having difficulties with her software which is delaying the printing of the newsletter.
- Mr. Brian Cleary discussed his desire to perform personal training services at Arbor Greene.
  - He wants to do this for Arbor Greene residents as well as maintaining some of his outside clients.
  - He is a full-time firefighter.
  - He currently does this at Lifestyle Family Fitness and wishes to continue on a smaller scale.
  - Mr. Cleary left his proposal with the Board.
  - The Board will review and give back some preliminary information back to Mr. Turner.
  - The Board should have an answer at the next meeting.

**FOURTH ORDER OF BUSINESS**

**Discussion of the 1998 Bond Issue**

- Mr. Robin discussed the 1998 Bond Issue with the Board.
  - Mr. Robin presented a copy of a letter from Mr. Michael Gratz of the Arbor Greene Joint Venture to Mr. Straley dated February 13, 2007.
  - He also presented a draft letter from Michael C. Addison, Esq. of Addison & Delano, P.A. to Mr. Gratz stating the District's position.
  - Mr. Robin is going to make some minor corrections to the draft letter and send it out.

**FIFTH ORDER OF BUSINESS**

**District Manager's Report –  
Consideration of Resolution 2007-1  
Designating Officers of the District**

- Since some of the designated officers of Severn Trent are no longer in this capacity, this resolution will correctly reflect the current slate of officers.

There being no questions or comments,

On MOTION by Ms. Nelson seconded by Mr. Yawn with all in favor Resolution 2007-1 Designating Mr. John Brickley as Chairman; Mr. David Bootcheck and Ms. Christine Nelson as Co-Vice Chairpersons; Mr. Robert Fernandez as Secretary; Ms. Janice Larned as Treasurer; Ms. Pamela Rower as Assistant Treasurer; and Mr. T. Dorsey Yawn and Mr. Michael Lozicki as Assistant Secretaries of the District was adopted.

**SIXTH ORDER OF BUSINESS**

**Attorney's Report – Discussion of Facility  
Use Policies**

- The current policy applies to residents.
- There is no policy for non-residents.
- According to IRS regulations, the facilities must be accessible to the public in order to maintain tax exempt status.
- The District does not have to advertise the rates.
- A daily or hourly use rate is not required.
- The fees must be based upon those of a comparable facility.
- Mr. Fernandez contacted some of the nearby districts in order to determine what they charge for non-residents.

- Tampa Palms charges \$300 per year for non-residents.
- Heritage Isles charges \$1,250 per year for a family and \$750 per year for a single person for use of the exercise room, pool, basketball courts and tennis courts, but does not include the golf course.
- TPOST charges \$800 per year, but they charge a daily fee between \$5 and \$15.
- It is also possible to put a limitation on outside memberships.
- The Board decided to continue this discussion to the next meeting.

**SEVENTH ORDER OF BUSINESS**

**Engineer's Report**

There not being any, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**General Manager's Report**

Following are highlights of Mr. Turner's report.

- **Broken Mirror in Weight Room**
  - The person used a resident's identification to gain access.
  - The Board discussed the possibility of suspending the resident's privileges.
  - The Board discussed trying to obtain a restraining order.

On MOTION by Ms. Nelson seconded by Mr. Lozicki with all in favor a letter to be sent to Mr. Kareef Johnston informing him he is permanently barred from entering all Arbor Greene facilities was approved.

Ms. Nelson moved to temporarily suspend the resident who gave the identification card to Mr. Johnston for a period of six months.

- The Board concurs the entire family should be suspended.
- Mr. Robin recommends the family be responsible for damages to the mirror in the amount of \$210 which the District incurred and suspend their privileges until they pay it.

Ms. Nelson moved to amend the previous motion to suspend the entire family who gave the identification card to Mr. Johnston from using the facilities until such time as they have made full restitution for damage incurred by the District to the mirror in the amount of \$210.

- Mr. Yawn recommends making this family aware Mr. Johnston is prohibited from entering the facilities.
- Enforcement of the suspension was discussed.
  - Their cards cannot be taken away from them.
  - Staff will be aware this family is suspended and will recognize their number.

Mr. Brickley seconded the previous motion.

On VOICE vote with all in favor suspending the family who gave Mr. Johnston the identification card from using the facilities until such time as they make full restitution for damages incurred by the District to the mirror in the amount of \$210 and making them aware Mr. Johnston is permanently prohibited from entering the facilities was approved.

- The Board discussed creating a policy to this effect.

On MOTION by Mr. Brickley seconded by Ms. Nelson with all in favor a policy to suspend any family allowing the misuse of their identification cards for a period of six months with the right to appeal at a future Board meeting was approved.

- **Replacement of Trace Playground Structure**

- The playground in the Trace was torched and destroyed.
- The Board recommends posting a \$2,500 reward for information leading to the arrest and conviction of the person or persons who committed this crime.
- Mr. Robin recommends approving this subject to his recommendation.

- The insurance company is looking at the damage.
- Mr. Turner has proposals to replace the playground.

On MOTION by Ms. Nelson seconded by Mr. Lozicki with all in favor to offer a reward in the amount of \$2,500 for the arrest and conviction of the party responsible for destruction of the playground in the Trace subject to approval by the District Attorney.

- Mr. Turner believes installing security lights and cameras in the Trace may pose a deterrent to future crimes.
- The Board requested Mr. Turner get prices for lights and cameras.
- Mr. Turner discussed estimates to replace the playground.
- The Board will authorize Mr. Turner to proceed with the bid from Way Cool Playgrounds to remove the damaged equipment in the amount of \$2,100 once the appropriate authorities have surveyed the damage.
- **Additional Sidewalk Replacement Expense**
  - The Board concurred with the additional amounts of \$352 and \$2,024, which are in Mr. Turner's authority to approve.
- **Additional Security for Arbor Greene**
  - The roving patrol reported an increase in incidents in January.
  - Patrol from the Tampa Police Department was increased from two weekends to four weekends per month.
  - The Board concurred the roving patrol should provide coverage on Sunday evenings.
- **Arbor Greene Signs Policy**
  - The Board concurred the Social Committee can post signs for social events in order to alert more residents thereby increasing attendance.
- **Request for Additional Swimming Instructor**
  - Mr. Turner referred this to Ms. Renee White, who does not believe she needs an additional instructor.

**NINTH ORDER OF BUSINESS**

**Supervisors' Requests**

- The Board discussed Mr. Turner's salary increase.
  - He already received his increase for this fiscal year.
  - His next proposed increase will be discussed at the next meeting.
- Mr. Bootcheck expressed his concern over the recent vandalism incidents.
  - Mr. Bootcheck recommended extended patrols for the week of March 18<sup>th</sup>, since it is Spring Break for Hillsborough County Public Schools.
  - The front page of the next newsletter will contain a letter from the Board which discusses these incidents in order to ensure all residents are aware of what is going on.
- Mr. Brickley discussed a letter which Mr. Turner prepared to Lennar addressing some of the issues with regards to the Carriage Homes.
  - There are lighting issues from the soccer field in which those lights will shine directly into the windows of the townhomes.
  - The fencing around the water area in Heather Sound must be resolved.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Brickley seconded by Mr. Lozicki with all in favor the meeting was adjourned.
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Robert Fernandez  
Secretary

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John P. Brickley  
Chairman

**AGENDA ITEMS FOR THE NEXT MEETING**

- Discussion of proposed salary increase for Mr. Turner. (Mr. Brickley to prepare this – See Page 9)