

**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 22, 2010 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 P. Brickley | Chairman            |
| Adam Tanenbaum   | Assistant Secretary |
| T. Dorsey Yawn   | Assistant Secretary |
| Christine Nelson | Co-Vice Chairperson |

Also present were:

|                  |                 |
|------------------|-----------------|
| Alan Baldwin     | Severn Trent    |
| Harve Turner     | General Manager |
| Audience Members |                 |

*The following is a summary of the minutes and actions taken at the February 22, 2010 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 January 25, 2010 Meeting**

Mr. Brickley stated each Board member received a copy of the minutes of the January 25, 2010 meeting and requested any additions, corrections or deletions.

The word *ceding*, on page 4 was misspelled; the correction will be made part of the final minutes for the public record.

|   |
|---|
| On MOTION by Mr. Yawn seconded by Mr. Tanenbaum with all in favor the minutes of the January 25, 2010 meeting were approved as amended. |
|---|

**THIRD ORDER OF BUSINESS**

**Approval of the January, 2010  
Financial Statements**

Mr. Brickley reported on the January 18, 2010 Budget Workshop noting the following:

- The revenue is at 90.1% of budget; expenses are at 33.65% of budget. As of February 9, 2010 assessment collection was at 92.7%. We are ahead of collections from last year and our expenses are in line with the budget.
- We talked about how we would handle over budget line items.
- The financial statements for the end of January, 2010 were recommended for approval.

On MOTION by Mr. Yawn seconded by Mr. Tanenbaum with all in favor the financial statements as of January 31, 2010 were approved.

**FOURTH ORDER OF BUSINESS**

**District Manager's Report**

**A. Attorney RFP's**

Mr. Baldwin reported three law firms have submitted proposals in response to the call for RFP's for attorney services.

Mr. Brickley inquired if other firms were solicited and Mr. Baldwin responded he believed that 5 firms were.

It was suggested that this item be tabled to the next meeting to see if other proposals will be submitted.

Mr. Tanenbaum inquired whether the review process will include inviting the attorney's to appear before the Board to explicate their proposals and Mr. Brickley responded that it has been done in the past and can be done if the Board wishes.

Mr. Baldwin also reported on the CD investments noting the 6 month rate is very low at this time. The District has enough cash availability to cover a 12 month period, which will give a higher rate of interest.

Mr. Brickley indicated that the CD should remain with a 6 month CD.

Mr. Paul Woods of OLM updated the Board on post winter damage and what is ongoing with contractors pruning. He recommended rejuvenation pruning of several plants damaged by the cold and also take advantage of the fact that the pruning is on going to direct the contractor to do some restoration pruning on some of the other material and take advantage of the fact that people will be seeing this pruning going on.

Mr. Larry Rhum of Greenview Landscaping reported the pruning of the plants around the clubhouse and the medians has been noticed by everyone and we will be getting out into some of the berm areas. You may get a few calls asking why we cut them so low.

**FIFTH ORDER OF BUSINESS**

**Attorney's Report**

There not being any, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Engineer's Report**

There not being any, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**General Manager's Report**

Mr. Turner reported on the following items of his report:

- Regarding item #1 of the report Closing Augmentation of Shallow Wells, the Board was asked to authorize Mr. Turner to submit a request to SWFWMD for an extension of time to complete the closing of the wells based on budgetary constraints until December 31, 1010.

A brief discussion on item #1 ensued.

Mr. Brickley recommended authorizing the extension request to SWFWMD and assuming the extension is granted, budgeting for the closing of the wells in the next budget.

- Item #1b – Request to obtain a cost estimate for redesigning the Club front entry.

Mr. Turner recommended deferring plans for this project until the Club security project, which the Club Manager is currently working on, is completed and the Board concurred.

**A. Discussion of Street Tree Trimming Responsibilities**

- An explanation and background of this item is listed in the General Manager's Report under item 1c.

Mr. Turner requested confirmation from the Board of their previous decision for the CDD to trim the trees and assess the residents in the Village community for the costs.

Mr. Brickley noted the previous decision was one way to accomplish the plan, but there are reasons to reconsider that decision and he rescinded that decision.

A discussion of the tree trimming responsibility item ensued.

*The record will reflect Ms. Nelson joined the meeting.*

Mr. Brickley noted the other option is to have the HOA do the job. He noted he will attend the next HOA meeting to discuss this issue with the Board.

- Item 2a of the General Manager's Report was previously discussed.
- Item 2b, background and options for the Benito Boardwalk vandalism issue were explained by Mr. Turner.

The Board discussed and agreed to recommendation #2 regarding this item, which is to offer a reward for information leading to the arrest, prosecution and payment of restitution by the individuals responsible for the incident. Advertising the vandalism in the Newsletter was also recommended and approved by the Board.

- Item 3c of the General Manager's Report was explained.

The recommended action to approve the Goodwill request was accepted by the Board.

- Item 3d, Sun Shelter Replacement was discussed. The recommended action was to approve an amount not to exceed \$10,000 for this project.

|  |
|--|
| <p>On MOTION by Mr. Brickley seconded by Mr. Yawn with all in favor the Sun Shelter Replacement project as noted under item 3d of the General Manager's Report dated February 18, 2010 at a cost of not to exceed \$10,000 was approved.</p> |
|--|

- Items 4a thru 4i were briefly explained.
- All other items beginning with item #5 are for informational purposes.

Mr. Turner noted that a Subcontractor Concession Agreement with Mr. Alan Williams was included with his report.

*A copy of the General Manager's Report is attached hereto and will be made part of the public record.*

The issue of allowing additional non-residents to use the Arbor Greene facilities was discussed. It was noted that Mr. Turner suggested having an application form prepared for use when a new, non-resident inquires about using the District facilities.

Mr. Turner suggested that during budget discussions the Board consider raising the non-resident membership fees using the same percentage rate used when raising resident fees or perhaps a 5% increase.

The amended policies document edited by Mr. Turner was discussed. A deposit amount for non-resident rentals at the Community Center is included in the amended policies document for Board consideration. Mr. Brickley noted the amended policies distributed by Mr. Turner include the original policies plus whatever the recommended changes or additions were. He recommended not going through the 40 page document at this time but suggested that the Board start on page 1 and at least get through the first 15 pages; primarily concentrating on the additions that have recently been put in.

The Board examined the amended policies document, made comments and recommended changes. Mr. Turner will apply the changes to the document and will forward a copy of the final edited document to the District Manager.

As noted in the amended policies, the issue of residents notifying the guard after 10 P.M. was questioned by Mr. Brickley. He noted we do not want to make it a policy that residents call the guard house; we want to make it policy that the residents notify the Arbor Greene staff who will give a list of after hours visitors to the guard.

Ms. Nelson suggested the following verbiage: residents must notify the guard in writing.

Mr. Tanenbaum asked what is the goal behind the policy of having the resident give a name or providing a number?

Mr. Brickley and Mr. Turner responded security is the goal.

Mr. Yawn asked what is the solution and Mr. Brickley responded the solution is to leave it as it is.

*The record will reflect Mr. Tanenbaum left the meeting.*

The discussion and comments on the amended policies document continued.

The review of the amended policies concluded and the Board will continue the review at a future meeting

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests**

There not being any, the next item followed.

**NINTH ORDER OF BUSINESS**

**Audience Comments**


There not being any, the next item followed.

**TENTH ORDER OF BUSINESS**

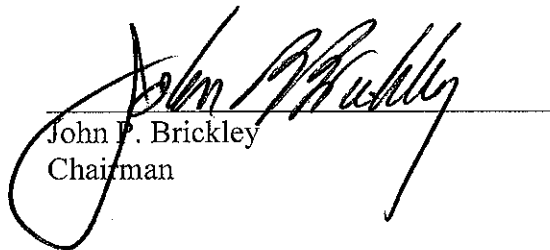
**Adjournment**

There being no further business,

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



T. Dorsey Yawn  
Assistant Secretary



John P. Brickley  
Chairman