

**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 20, 2012 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
T. Dorsey Yawn	Assistant Secretary

Also present were:

John Ricciardi	District Manager
Tonja Stewart	District Engineer
Bob Farrell	General Manager
Mike Candella	

Audience Members

The following is a summary of the minutes and actions taken at the February 20, 2012 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 23, 2012 Regular Board Meeting

Each Board member received a copy of the minutes of the January 23, 2012 meeting and any additions, corrections or deletions were requested.

Corrections were requested on pages 5 and 8 and will be made part of the final record.

On MOTION by Ms. Nelson seconded by Mr. Yawn with all in favor the minutes of the January 23, 2012 meeting were approved as amended.

THIRD ORDER OF BUSINESS

**Approval of the January 31, 2012
Financial Statements**

Mr. Brickley reported on the February 16, 2012 Workshop meeting noting the following:

- Revenue is at 82.6% of budget.
- Expenses are at 30.5%.
- The assessment income is at 90.45% of the budget. This gives us the revenue to work for the rest of the year.
- Line items were reviewed and the General Manager resolved questions.
- The gates appear to be in good shape right now.

The financial statements for the period ending January 31, 2012 were recommended for approval.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor the financial statements were approved.

FOURTH ORDER OF BUSINESS

District Manager's Report

Mr. Ricciardi mentioned follow up items noted below:

- The Board previously inquired about the Severn Trent billing and an emailed explanation was sent out.
- An email was sent to Mr. Miccolis advising him of the Board's decision to extend the fountain hours as discussed at the last meeting.
- We contacted District Counsel to revise the vendor contracts to clarify the "Whereas statements" Mr. Tanenbaum was concerned about. The new format is included in the contracts for review today.
- A meeting was held regarding the NPDES audit. Arbor Greene is one of five CDD's that must comply with this audit. Ms. Maggie Wilson worked with Mr.

Farrell and Mr. Ricciardi on behalf of the District. All the documents required for the audit were provided to the audit representative in hard copy and on a thumb drive. The final audit should turn out well.

We have to get ready to submit the new NOI; we have to apply for a new permit and the fees have gone up to \$5,625, which covers a four year period. They are looking at requiring the fee on an annual basis instead of paying all up front.

Mr. Farrell noted the two primary contractors involved in the audit review are Greenview for landscaping and Lake Masters for the aquatics.

- Investment options suggested in the email from Mr. Stephen Bloom.

Mr. Yawn MOVED to authorize the Treasurer, Mr. Stephen Bloom, to invest \$150,000 in a 24 month CD at the best attainable rate and defer action on further deposits until more information can be obtained about money market accounts, Mr. Tanenbaum seconded the motion.

On VOICE vote with Mr. Yawn, Mr. Tanenbaum, Mr. Thomson and Ms. Nelson voting Aye and Mr. Brickley voting nay, the motion was approved.

Mr. Ricciardi will request Mr. Bloom forward the money market contract information to him with regard to the question of whether there are any penalties for withdrawal. Moving forward with possible money market investments can be decided at the next meeting.

A. Engagement Letter from LLS Tax Solutions Inc. to Provide Arbitrage Services for Bond Year Ending June 5, 2012

Mr. Ricciardi explained an engagement letter with Deloitte Tax LLP already exists, but they no longer do arbitrage calculation. A former employee of Deloitte, who performed the arbitrage calculations has formed her own company and submitted an engagement letter to do the report for \$150 less than Deloitte Tax.

The Treasurer is very comfortable with this new company to perform the arbitrage calculation and recommends acceptance.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor authorizing the Chairman to execute the engagement letter submitted by LLS Tax Solutions, Inc. to provide arbitrage services for bond year ending June 5, 2012 for a fee of \$600 was approved.

NINTH ORDER OF BUSINESS

Audience Comments

Ms. Rossana Bowers of Heather Sound addressed the Board regarding bar codes affixed to private vehicles. She noted she is a 12 year resident and requests to have a bar code that would not be affixed to her private vehicle.

A lengthy discussion regarding the bar code issue ensued.

Mr. Tanenbaum MOVED to approve the request made by Ms. Bowers. There not being a second, the motion died.

FIFTH ORDER OF BUSINESS

Attorney's Report

There not being any report, the next item followed.

SEVENTH ORDER OF BUSINESS

General Manager's Report

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

- Rainfall Report and Costs during January for a three year period.
The Park Watering Costs and Rainfall chart prepared by Mr. Farrell was discussed.
A copy of the chart will be attached hereto.
- Response to Board questions regarding Mr. Alan Williams contract.
Mr. Tanenbaum asked if Mr. Williams could be more involved in managing the tennis facility as a "Director of Tennis". Can we ask Mr. Williams to be more involved in coordinating activities of the District's tennis program in an effort to save time discussing tennis at each CDD meeting?
Mr. Farrell responded it is feasible.
- Contracts
 - TAW annual maintenance PM contract has been re-done and resubmitted. Costs are the same and there is no increase. This is a 1 year contact.

On MOTION by Ms. Nelson seconded by Mr. Yawn with all in favor authorizing the Chairman to execute the contract with TAW for fountain maintenance was approved.

- Borrell Electric – for electrical repairs – no increase in rates.

On MOTION by Mr. Yawn seconded by Mr. Brickley with all in favor the proposal submitted by Borrell Electric for labor for street light, parking and tennis court light repair at the current rates, with no increase through 12/31/12 was approved.

- Phenomenal Exercise Equipment Repair Service

Page 1 of the agreement will be modified by adding *Exhibit B* to item 2-Scope of Work and item 6-Guarantee.

On MOTION by Mr. Brickley seconded by Mr. Yawn with all in favor the Phenomenal Exercise Repair Service agreement for one year commencing on February 2, 2012 as amended was approved.

- Picnic Table price quote is \$1,579.50. The Board previously authorized expenditure of up to \$1,000 for Parkview Park. The increased cost is due to shipping and installation.
Mr. Farrell will investigate further and obtain more cost proposals.
- Traffic Control Devices at Main Gate Entrance
The following data was gathered: costs will run anywhere from \$500 to \$2,000 per installation, a four-way stop sign was shown to be less effective than speed bumps. The devices are intended to slow cars speeding through the gates and tailgating.
The Board has no interest in pursuing this issue at this time and the information gathered will be retained for future reference.
- R&M Lake and Stormwater - \$40,000 has been budgeted for pond bank repairs with \$2,360 spent year to date.

It was suggested to move forward with the repairs before rainy season begins. Authorization to begin repairs in the spring with costs of not to exceed \$30,000 in \$3,000 to \$6,000 increments was requested.

A brief discussion ensued, which included information from Ms. Stewart noting timing of the repairs is critical. We should maximize the repair while the water level is down.

Mr. Brickley MOVED to approve the request of the General Manager to spend up to \$30,000 in \$3,000 to \$6,000 increments for pond bank repairs to begin in the spring and Mr. Thomson seconded.

Mr. Tanenbaum MOVED to amend the previous motion by authorizing the General Manager to spend up to \$15,000 for pond bank repairs and allow the District Engineer and General Manager to prioritize the repair work. There not being a second the motion died.

On VOICE Vote with Mr. Brickley, Mr. Thomson, Mr. Yawn and Ms. Nelson voting Aye and Mr. Tanenbaum voting nay the motion approving the General Manager's request to spend up to \$30,000 in \$3,000 to \$6,000 increments for pond bank repairs to begin as the weather permits was approved.

- Landscaping Improvements around the parking lots and tennis courts. Cost estimate would be approximately \$10,000. Mr. Thomson asked if the project can be considered for the fiscal year 2013 budget and the response was yes, as most quotes are good for 90 days.
- Borrell Electric Proposal to re-lamp tennis court lighting at a cost of not to exceed \$5,651.40. A lengthy discussion on this issue ensued. The consensus of the Board was to defer this item at this time.
- ADA Pool Lifts Proposal from Peninsular Aquatics for \$9,980 for two lifts. The Board previously approved an expenditure of not to exceed \$10,000 for these items.

On MOTION by Mr. Thomson seconded by Mr. Yawn with all in favor authorizing the Chairman to execute the agreement with Peninsular Aquatics to provide all listed in Exhibit A attached to the agreement previously approved by the Board was approved.

Mr. Farrell asked the Board's direction if the pool lift chairs are not installed by March 15th, which is the compliance date.

The consensus of the Board was they have done all they need to do to comply and the pool should be opened as normally scheduled.

- Positive Pool Service Quote for device to protect pool pumps and fountain pumps. Surge arrestors and phase loss protection for the fountain was recommended. The cost listed in the proposal is \$3,750.

This item will be revisited at a 2013 budget planning meeting.

- The All Tennis document should only include what policies the Board has actually approved and those that should be, that are now considered policy. The Board will look at community center policy and standard operating procedures over the next three workshop meetings.

- Crosswalks will cost approximately \$2,500. Special markings will increase the cost to approximately \$3,500.

This item was deferred to be considered for the 2013 budget. Mr. Farrell will get quotes.

Mr. Tanenbaum is concerned about having a crosswalk at Arbor Wind.

Ms. Stewart will get bids for the two crosswalks for consideration at the March meeting.

- Note from the Joshua House Foundation thanking the tennis ladies for donations.

- The club air conditioning has partially failed; the evaporation coil has failed. All units are old. To replace the units on the club side would cost \$20,500 to replace two 8 ton systems.

Mr. Farrell will get more bids for the March meeting.

SIXTH ORDER OF BUSINESS

Engineer's Report

A. Playground Proposals

Playground improvements to become ADA compliant.

Proposals - \$35,554 plus approximately \$8,500 for access sidewalks from the parking lot.

Mr. Tanenbaum asked if it is Ms. Stewart's professional judgment this work, as indicated on the Florida PlayStructures proposal, is necessary for the District to become compliant with ADA requirements as they currently exist.

Ms. Stewart responded yes. Upon completion of the work, a certificate of compliance will be issued.

On MOTION by Ms. Nelson seconded by Mr. Tanenbaum authorizing an expenditure of not to exceed \$43,000 for playground ADA compliance with a contractor that submits the lowest bid subject to approval by the District Engineer and Chairman was approved.

The contract should have a hold-back penalty for non-completion by a set date.

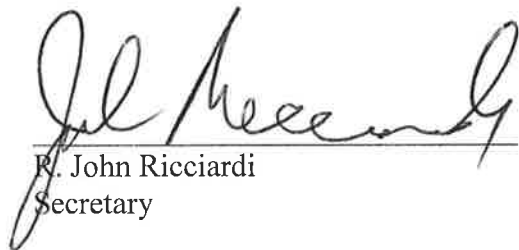
Regular contract procedures will be followed, which includes final payment to be approved by the Board.

TENTH 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.


R. John Ricciardi
Secretary


John Brickley
Chairman