

**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 January 11, 2005 at 6:30 p.m. in the Gathering Room, Arbor Greene Recreation Center, 18000 Arbor Greene Drive, Tampa, Florida.

Present and constituting a quorum were:

John P. Brickley	Chairman
David Bootcheck	Co-Vice Chairman
Christine Nelson	Co-Vice Chairman

Also present were:

John Daugirda	Manager
John Ricciardi	Severn Trent Services
Numerous Residents	

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 November 10,
and December 1, 2004 Meetings**

Mr. Brickley stated that each Board member received a copy of the minutes of the November 10, and December 1, 2004 meetings and requested any additions, corrections or deletions.

The last sentence in the fourth paragraph on Page 18 should read "hourly-rate basis." In the sixth paragraph on Page 24, "they" should be changed to "the houses." Mr. Bootcheck made the fourth statement on Page 31.

On MOTION by Mr. Brickley seconded by Ms. Nelson with all in favor the minutes from the November 10, 2004 meeting were approved as amended.

Ms. Nelson stated in the minutes of December 1, 2004, on Page 22 it states that the maturity date on the bonds is 2018. If the bonds are for 20 years and they were taken out in 1996, the maturity date would be 2016.

Mr. Daugirda stated the bonds are for 22 years. It is a 20 year payment schedule but the first two years are capitalized interest.

Mr. Brickley stated on Page 28 in the tenth statement, I would like to change “letters” to “comments.”

On MOTION by Mr. Brickley seconded by Mr. Bootcheck with all in favor the minutes from the December 1, 2004 meeting were approved as amended.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2005-2 Designating Karen Ellis as Assistant Treasurer

Mr. Daugirda stated each Board has a treasurer and a assistant treasurer to help facilitate the processing of the financial statements, checks, etc. Mr. Ward is currently the treasurer and Ms. Ellis is head of accounting for Severn Trent Services.

On MOTION by Mr. Bootcheck seconded by Ms. Nelson with all in favor Resolution 2005-2 designating Karen Ellis as Assistant Treasurer was adopted.

FOURTH ORDER OF BUSINESS

Discussion Items

A. Renovations of Community Center

Ms. Leslie Orzo stated we were asked by the C.D.D. to form a Renovation Committee in 2003. We held a workshop and came up with a list of items, which was distributed. The prices on the list are directional because a lot of people stated they cannot make a decision without knowing the cost. If we decide to do every item on the list, we do not qualify for grants, or issued bonds. The price for the renovations is to small. People have asked how will this be financed. We are going to try to get an extended line of credit or assessments. The main purpose of our committee is to find out what the interests are of the committee. The top three items on the list have the most community support. The number one item on the list is to expand the exercise areas. They want to remove the existing glass wall between the weight room and the aerobics room, change the flooring to a rubber weight room floor, closeout two of the entry doors to the exercise room and provide one pair of double doors to serve as a main entry, and provide a new mirrored wall in the extended room on the side wall. This work was estimated at a cost of \$28,803.

The second item on the list was to paint the interior of the building. All of the interior walls will be painted and the wallpaper replaced for a cost of \$15,218. The third item on the list is to make the Welcome Center a multi-purpose room with an aerobics floor. We will remove one of the sidewalls, drop the ceiling and change the flooring to a resilient wood floor. We will also like to turn the narrow room into a warming kitchen and install a convection oven and provide electrical and plumbing connection for the warming kitchen. This work was estimated at a cost of \$39,933.

The second section of this list outlines items that show some interest. We would like to change the entry by opening a bearing wall to provide a vision window with a seating/desk station in the amount of \$12,278. We will also like to make some changes to the tennis courts. This item shows some interest and I recommend the Board take this item into consideration. Currently, the shaded area is a raised area with four polls; we recommend these get replaced by a shaded area with two polls that are flushed to the ground. There was also some discussion regarding maintenance items, which included, rust removal on the nets, windscreens and posts. Also, re-stripping the tennis courts all for an estimated cost of \$68,270. The next item consists of modifications to the snack bar. The idea is to modify the area to be both the snack bar as well as a tennis pro shop/office, which will include electric, a phone and air conditioner. The modifications to the snack bar is an estimated cost of \$41,941. There are some items discussed, which are listed, that show virtually no interest. Some of the items included converting the office in the entryway to a storage room, convert the large office into a conference room/library and replace the decorative planting to become an 800sf water play area deck.

Mr. Bootcheck stated I would like to thank Ms. Orzo for heading up the committee and would like to thank everyone who participated. I have been on the Board for eight months and this is the largest turnout yet. How is the data compiled for ranking which items received the most support?

Ms. Orzo stated we did the ranking two ways. The first was through a survey we took when the renovation committee was formed. Each homeowner received a survey to fill out and return to us. We then reviewed and ranked them to see where the people showed the most interest.

Mr. Bootcheck asked how many surveys did you receive?

Ms. Orzo responded approximately 130 surveys. We also had a workshop last week and at the workshop we took a poll of what was on the list to see how people felt about the renovations. The top three renovations remained the same.

Ms. Nelson asked how many people attended the committee meeting?

Ms. Orzo responded approximately 75.

Mr. Brickley stated I would like the Renovations Committee to stand up and for everyone give them a round of applause. I would also like to acknowledge Ms. Nelson who spent a lot of her time working with and listening to the committee.

A discussion took place regarding the following issues:

- ◆ Forming a Subcommittee
- ◆ Consideration of New Equipment
- ◆ Painting the Exterior of the Building
- ◆ Tennis Courts
- ◆ Using General Fund Expenditures for New Equipment
- ◆ Communication with Residents Not in Attendance at the Meeting
- ◆ Additional Chairs in the Meeting Room
- ◆ Additional Benches Throughout the Community
- ◆ Adding Water Fountains Around the Community
- ◆ Oak Trees
- ◆ Waste Receptacles
- ◆ Residents Being Assessed for the Improvements
- ◆ Roads
- ◆ Evening Meetings

Mr. Brickley stated I do not want anyone to get hung up on the proposed amounts. This is a first cut in an attempt by the Renovation Committee to meet the request from the Board. They did the best they could in terms of trying to get a feel from the community and get an idea of where to go to improve the community.

Ms. Nelson stated I appreciate everyone's participation and comments. With communication we will be able to accomplish these issues. I have lived here for five years and when I first started coming to these meetings I didn't even know what a C.D.D. was. This is a government body and unfortunately this community has been pretty apathetic. I was the only person who ran and was elected to this Board and since that time no one has stepped up to the plate. The Board has just transitioned over to the residents and we are reaching out to the residents to gain participation. This initiated a lot of comments are participation, which we are looking for. If a resident sees a need for something, by all means talk to your neighbors and get involved. We all have to work together to meet everyone's needs.

Mr. Bootcheck stated I would like to thank everyone for coming today. The good news is that the neighborhood is almost finished, the bad news is that it is a really delicate time in the history of Arbor Green because this becomes more the residents community, not the developer's. We are now getting to more crucial points with the community that we will need to start making decisions to accommodate everyone. I think the two most passionate renovations are the exercise room and finding someplace for the teens and pre-teens to go and play. We need to take the next step and do another survey to figure out if the money is in the budget. The more input and more involvement will make this a better community.

Mr. Daugirda stated this is the early phase of refining the project. It is not a decision point. If we can reduce this down to the existing budget the Board has the authority to take a vote; however, if the Board were to choose to request a special assessment there will be an individual notice to all parties.

Ms. Nelson stated a few years ago when I started attending these meetings there was hardly anything in the budget. We started instituting a program where we are building some capital reserves. This issue has been brought up several times at other meetings and the answer at the time was because we were at such an expensive part of our infrastructure. When the bonds start expiring in 2007 this is the time the roads will start breaking down and a new bond will be issued.

A resident asked is there going to be any future discussions regarding the roads, budget, etc.?

Mr. Brickley responded we will always have a budget workshop and an annual meeting for the budget approval. There is always a time during every meeting designated to supervisors requests and audience comment.

Mr. Rich DeMayo asked is it easy to assume that none of these projects made the priority list because the majority of the residents have requested it or will this decision be made by a small group of people because it exceeds the overall community.

Mr. Brickley responded at this stage it has been mentioned that between the survey and the workshop the top three items on the list had more interest than other items throughout the community.

Mr. DeMayo stated there is a lot of people that live in Arbor Greene and obviously not a lot of people are interested in what goes on. I do not think that the information we have is adequate. It is an insufficient sample size to know what the community really wants. I know

there are a lot of people with small children that would like to see organized sports. I am not against this but I am against spending large amounts of money the majority of residents have not agreed to.

Mr. Brickley stated as we continue to work on this list and the issues come up we will keep the residents up to date.

Mr. DeMayo stated a majority of people feel this is going to be beneficial to the community.

Mr. Brickley stated the Board members are the ones who are empowered to make a decision but we need more import and specifics on some of the issues to figure out where to go with this.

There was a discussion by Mr. Al Fernandez regarding the conditions of the roads and the possibility of seeking retribution by the developer.

Ms. Jane Williams stated I agree with the road issues and there are many ways to address this. The builders used our roads for the last seven years and I believe we should consider options in getting builders to come up with some money. I think we should form a sub-committee to study the roads and the options we have instead of just suggesting we flip the bill in total.

Mr. Brickley stated I will ask the attorney and the engineer at the next meeting to brief us on who owns what, what the C.D.D. does, what it doesn't do and what options we have. We will be looking for sub-committee's and assistance in this area. If individuals are interested in helping us with the issues for the exercise area, please give your names and addresses to Barbara.

B. Event Permits and Fee Schedule

This item was tabled to the next meeting.

C. Relocation of Bus Stop at the Estuary

Mr. Brickley stated there was a concern expressed by parents at the Estuary regarding the bus stop location. There is a tremendous amount of traffic and the parents are concerned about the safety of the children getting off the bus. We are planning to go to the school committee and ask them to change the drop off location to this facility. Mr. Chuck Adams is talking to people on the school committee about this issue, but as far as I know we have not received approval from the school board to make this move.

A resident asked is the community center the only option for the school bus drop off? In the beginning of the school year several parents requested to have the bus stop moved within the Estuary.

Mr. Brickley responded they will not do this.

A resident stated I wouldn't say it is the school board's fault. I know the bus stop is a hazard but the parents are parking in the middle of the street. They park on the wrong side of the turn-about and you cannot get through because they are parked illegally.

Mr. Bootcheck asked where would you recommend they park?

A resident responded if they move the bus stop they can park here. I have driven by there in the morning and you cannot get out and the bus is not even there yet.

Ms. Orzo stated people who park around the circle have been told many times by the administration they should park at the community center, which is why we recommend they move the bus stop to the community center.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report, the next item followed.

B. Engineer

There being no report, the next item followed.

C. Manager

Mr. Daugirda stated the management has bid out pond and mitigation of wetland maintenance and the bids are due on January 14, 2005. We will receive them and present them to the Board at the next meeting. Mr. Adams has a series of projects he is working on or completed. He is working on the address signs and pricing to resurface the pool decks.

Mr. Brickley asked did Mr. Adams mention if the four way stop sign was installed on Parkview?

A resident responded yes it is.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

A resident stated there are two metal poles as you turn into the community that once held a banner, which was taken down. Is there any reason the metal poles remain?

Mr. Brickley responded we will look into this situation.

A resident stated you cannot read the events sign at night. If it was moved behind the light poll, the light will shine on it and it will be easier to read.

Mr. Brickley stated I am not sure what is involved in moving the sign but we will look into it.

A discussion took place regarding the security codes and Mr. Brickley stated this was a homeowners issue.

A resident stated in the beginning of the meeting it was mentioned that we own our roads but it was my understanding that we did not own the road from the entrance into the neighborhoods.

Mr. Daugirda stated we own everything within the community.

A resident asked if we hire a road guard can they deny someone from entering the community?

Mr. Brickley responded we can hire a road guard for access control but they cannot deny anyone from coming to the community.

Mr. Bootcheck stated this District is a special purpose unit and local government in the State of Florida. All of the District's property is public property. You cannot deny public access to any public road whether it is owned by the county, city or even the C.D.D. The District does have security powers under Chapter 190, which allows District's to have gatehouses and security guards.

A resident asked then why can we deny them access into the enclave without having access from a resident?

Mr. Daugirda responded it is my understanding that those sections of roads were not paved with public bond money.

A resident asked are the roads owned by the homeowners association and not the C.D.D.?

Mr. Daugirda responded yes.

A resident stated I was on the crime watch list and received updates as to what was going on in the neighborhood. I received an email saying that the people who were heading up the crime watch are no longer going to be living in the neighborhood. Since then I have not received any other emails regarding this issue. Does the crime watch still exist?

Mr. Bootcheck responded the gentleman moved and I will have to ask about it.

Ms. Nelson stated I have not received any information either.

SEVENTH ORDER OF BUSINESS

**Approval of Financial Statements,
Construction Activity, Electricity
Consumption Report and Invoices**

Mr. Brickley stated the minutes approved earlier and the financial statements for November and December, once they are approved there will be a copy of these in the community office. Our Fiscal Year began in October so we are 1/3 of the way through Fiscal Year 2005.

Ms. Nelson stated on Page 4 there are three line items for electric. The budgeted amount is just under \$26,000; it was budgeted at \$6,400 and to date we have spent \$19,000. I am curious if this is an anomaly or if this was for a repair.

Mr. Daugirda stated I was hoping Mr. Adams was going to be here today to discuss this.

Ms. Nelson stated these items should be listed under lighting, maintenance and repair.

Mr. Daugirda stated on Page 2 the first line shows our revenues for assessments. We budgeted \$1,189,939 for the year and we have collected over \$1,000,000 in assessments. Our tax monies are coming in significantly faster than anticipated.

Mr. Brickley stated the budget for the year after certain fees were deducted is approximately \$1,250,000 in terms of revenues. As of the end of December we had \$1,060,000. Our expenses for the year to date are the same, \$1,260,00 and we are at \$295,000 or approximately 23% of our budget in terms of expense for the first quarter.

Ms. Nelson asked I noticed underneath Gate House the contract services for the City of Tampa police. It budgeted at \$3,000 and we budgeted \$750 for this year and have not used any of the money.

Mr. Daugirda responded we will ask Mr. Adams to report on that.

Mr. Bootcheck stated next month when Mr. Adams is here we can go through the financials and he can explain anything that looks out of the ordinary.

On MOTION by Mr. Bootcheck seconded by Ms. Nelson with all in favor the financials statements for November 30, 2004 and December 31, 2004 were approved.

Mr. Ricciardi stated enclosed is a copy of the assessments, which was requested at the last meeting. The first set of columns is the General Fund Budget that compares this year to last year. The next five columns are the individual village assessments for gated communities. The

last two columns are the bonds, the Series 1996 Debt Service Bond and the Series 1998 Debt Services Bond.

Ms. Nelson asked in the future can the number of homes in each village be listed on this?

Mr. Daugirda stated that was in the prior version but we will add it to this one.

Mr. Brickley stated the issue has been brought up for the need of more communication from the Board to the residents. There are two means of communication within the community; the monthly newsletter and the email. At the workshop people wanted to know how they can be added to the mailing list for the newsletter. As soon as someone buys a home and becomes a resident they go to the community center and receive a bar code. This information is relayed, which is put on the master list for the newsletter and everything else. We are going to try to make the meetings in the evening as often as we can recognizing it will be best for the community.

Mr. Daugirda asked is the Board able to meet on the second Tuesday of each month at 6:00 p.m. in this location?

The Board responded yes until further notice.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned at 8:45 p.m.

David Bootcheck
Assistant Secretary

John P. Brickley
Chairman