

**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, January 16, 2006 at 6:30 p.m. in the Gathering Room of the 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
T. Dorsey Yawn	Assistant Secretary
Mike Lozicki	Assistant Secretary

Also present were:

Bob Fernandez	Severn Trent Services
Tracy Robin	Attorney
Alan Williams	Arbor Greene Tennis Operations
Harve Turner	General Manager
Phuong Nguyen	St. Petersburg Times
Dmitrij Nosik	Resident
Betty Jackson	Resident
Calvin MacKenzie	Resident
Kathleen MacKenzie	Resident
Leslie Urso	Resident
Art Vetter	Resident
Phil Youngs	Resident
Numerous Residents	

*The following is a summary of the minutes and actions taken at the January 16, 2006 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 December 19, 2005 Meeting**

Mr. Brickley stated each Board member received a copy of the minutes of the December 19, 2005 meeting and requested any additions, corrections or deletions.

The Board members agreed they were happy with the summary format. On Page 11 in the seventh bullet, was should replace should have been; reflected should replace was changed to and expense should be added after \$7,500. On Page 5 in the second bullet Gathering Room should replace workout area on the left.

On MOTION by Mr. Bootcheck seconded by Ms. Nelson with all in favor the minutes of the December 19, 2005 minutes were approved as amended.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2006-01, a Resolution Amending the Arbor Greene Community Development District Debt Service Fund Budget for Fiscal Year 2005**

Mr. Fernandez stated this resolution amends and reflects the actual revenues from the Fiscal Year 2005 budget.

Mr. Brickley asked does the resolution reduce the timeframe of principal owed?

Mr. Fernandez responded this resolution does not change the payment schedule.

Ms. Nelson moved to approve adoption of Resolution 2006-01 amending the District Debt Service Fund Budget for Fiscal Year 2005 and Mr. Bootcheck seconded the motion.

Mr. Yawn asked what difference does this resolution make?

Mr. Fernandez responded no funds were budgeted for debt service, and the pre-payment amount was also unbudgeted since it is not predictable.

On VOICE vote with all in favor the previous motion was adopted.

**FOURTH ORDER OF BUSINESS**

**Resident Use of District Property for Personal Gain**

- Mr. Nosik had to leave the meeting before the discussion started for personal reasons.
- Mr. Yawn indicated a resident from the Preserve claims she paid Mr. Nosik for tennis lessons in the past.
- Over the past month, Mr. Brickley stopped by to view what Mr. and Mrs. Nosik were doing at the tennis courts. In each case, the other individual, which in most

cases was a child, was hitting balls back to Mr. Nosik, who in turn instructed them about the proper way to hit the ball.

- On one occasion Mr. Brickley noticed cones were set up on the tennis courts and Mr. Nosik was throwing a ball to two small children who were no more than three or four years of age and giving them instructions. Mr. Williams and his authorized assistants were not there.
- This is a violation of Arbor Greene tennis court policies, regardless of whether or not Mr. Nosik is being paid.
- Arbor Greene has a sole source contract for tennis operations with Mr. Williams. If someone has requisite insurance and certifications as an instructor, they can petition the Board. However, this was not done in Mr. Nosik's situation.
- Ms. Nelson is acquainted with someone whose daughter is being instructed by Mr. Nosik on a weekly basis, but at different locations. This person may have felt as though she were put on the spot and does not want to jeopardize her position with Mr. Nosik and what he does for her daughter.
- Mr. Brickley is not concerned whether or not he is being paid for lessons taught outside of Arbor Greene.
- Mr. Turner compiled a list of tennis students with their full names, addresses and phone numbers, and was able to get in contact with two out of four families, who denied they were paying Mr. Nosik for tennis instruction at Arbor Greene. One family currently resides in Texas, another one never returned Mr. Turner's calls, and the other family left a fax number as their phone number.
- Ms. Nelson wants to know if receiving tennis instructions without being paid violates the policy.
- According to the contract, tennis operations fall under the auspices of Mr. Williams and his four additional instructors. However, Mr. Brickley wants to review this policy issue since Arbor Greene has had a clear cut, no competition contract with Mr. Williams for seven years.
- A resident asked if Mr. Williams is a resident of Arbor Greene, and Mr. Brickley responded he is not a resident, but he was contracted by the developers when

Arbor Greene became a CDD, and has since maintained this contract, which states he will charge reasonable fees, and the CDD does not compensate him.

- Mr. Williams had a separate contract as Manager of the Community Center at an annual rate, which was terminated December 1, 2005 when Mr. Turner was hired as a General Manager.
- Mr. Williams' contract states tennis instruction is prohibited without proper insurance and qualifications. However, family members and friends playing or teaching tennis purely for enjoyment is acceptable. The fundamental issue is the prohibition against the use of public property for private gain, and the Board is trying to determine whether or not this is taking place.
- Mr. Lozicki brought up the fact that Mr. Williams' position as a staff tennis pro adds value to the community.
- Arbor Greene CDD may possibly be liable if one of Mr. Nosik's students gets injured.
- There was discussion about the possibility of establishing a policy which leaves discretion to certain individuals to determine if someone is conducting lessons.
- Mr. Robin pointed out the Board does not currently have enough information to take action one way or another in Mr. Nosik's case, and must be prepared to adopt a policy change for the tennis courts which attempts to address this issue.
- A resident brought up a couple of options such as Mr. Williams instituting rules prohibiting equipment on the tennis court without an instructor or having a mandatory sign-in sheet for equipment rental.
- There currently is no sign-in procedure and most residents bring their own equipment.
- Mr. Turner referred to his memo which states the policy the Board approved approximately six months ago clearly indicates residents and their family members may use the courts for personal enjoyment.
- The memo also outlines current policies along with recommendations. As a result, the Board is going to set up a separate workshop for policy review and establishment.

- This situation still constitutes Mr. Nosik's word versus the Board's word, regardless of whether or not these policies are in place.
- Mr. Robin indicated although there are reports of people who claim they paid him, none sent this in writing or spoke to the Board. In contrast, Mr. Nosik produced one piece of paper reportedly signed by a resident. The Board cannot take action on the basis of reported testimony and must rely on testimony received directly as opposed to indirectly.
- Ms. Nelson believes the Board should set a timeframe for this issue since it has been going on for several months, and there is still no evidence. If no one shows up to say they paid Mr. Nosik with evidence, he should receive the benefit of the doubt and the Board should post policies for the future.
- Mr. Brickley stated the Board needs to receive input which contradicts what is allegedly taking place.
- Mr. Bootcheck stated Mr. Williams' contract should also be reviewed for clarification, depending on the outcome of the policy review workshop.
- Mr. Yawn stated the bottom line is not so much tennis court rules or what family members can and cannot do, but it is the issue of 'resident use of District property for personal gain'. Mr. Williams would not have brought this to the Board's attention if he did not have reasonable grounds to believe someone who did not have a proper contract with this Board was using this community's property for their own personal gain without following procedures.
- A hearing was attempted with Mr. Nosik. Theoretically, testimony given at such a hearing is supposed to be recorded, possibly under oath. This situation may still develop into a legal issue.
- Mr. Brickley stated the date and time of this policy review workshop will be advertised to the community with resident input welcome.
- Mr. Lozicki reported the current rules were set up by the developer and are being studied by Mr. Turner, who will put them in a format which the Board will discuss and review.

Mr. Yawn made a motion to continue discussion of 'Resident Use of District Property for Personal Gain' at the Policy Review Workshop which will take place on Monday, February 6, 2006 at 6:30 p.m. in the Community Center of the Arbor Greene Recreation Center; 18000 Arbor Greene Drive, Tampa, Florida.

- Mr. Brickley wants the Board to establish a timeline and review the contract before the next Board meeting.

Ms. Nelson seconded the motion and on VOICE vote with all in favor the previous motion was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of New Furniture Proposals**

- Proposals from HP Interiors and Distinctions were discussed at the last meeting.
- Distinctions provided written recommendations.
- HP Interiors came to the meeting with a display of recommendations, and provided a color scheme for this room along with a recommendation of carrying one of the lighter colors through the rest of the community center.
- Their quote for new replacement furniture is as follows: an 84" sofa is \$1,250 each for a total of \$2,500 for two sofas; four new counter height barstools are \$1,000; reupholstering the four cane chairs is \$850. Although the bench is not identified in the quote, it is estimated to cost approximately \$250, which totals to \$4,600.
- If we were to include a dining table, a console, two sofas, a love seat, chairs, barstools, and additional items such as flowers and other decorative materials, the low side is estimated at \$11,167; and the high side at \$11,948.
- HP Interiors total quote is \$12,000 and Distinctions is \$9,000.
- Reupholstering the old furniture was also discussed.
- HP Interiors mentioned they have someone on staff who does reupholstering, but the price will not be much less than purchasing new furniture.
- Distinctions does not reupholster furniture.

- The quote from Waltz Upholstery in Lutz, Florida dated September 13, 2005 to re-cover one sofa, one love seat, seven chairs, four bar stools and one bench is \$3,182.
- Since the Board intends to make a major capital investment for renovation of the entire interior of the community center this year, which involves doing away with the wallpaper and repainting everything from the restrooms on one end all the way through the offices on the other end, Mr. Lozicki recommended establishing a budget.
- At the last meeting the Board agreed to vote on it at this meeting in order to be able to coordinate with the painters as far as what colors to choose, and be done with the entire project by the end of February so as not to take any more time or space from the clubhouse.
- Furniture may take four to six weeks to get in stock and deliver.

On MOTION by Mr. Lozicki seconded by Ms. Nelson with Mr. Lozicki, Ms. Nelson, Mr. Brickley and Mr. Bootcheck voting aye and Mr. Yawn voting nay, a budget of \$12,000 was established to complete renovation of the community center, with the General Manager coordinating the entire project.

- Ms. Nelson expressed interested in becoming involved in the selection process with Mr. Turner.
- The Board discussed the fact the motion should probably say 'not to exceed'.
- Since there were two reputable vendors it was decided the Board should choose in order to proceed with this project.

Mr. Bootcheck made a motion to rescind the prior motion and select HP Interiors to furnish and renovate the community center at a budget not to exceed \$12,000 and Ms. Nelson seconded the motion.

- Mr. Yawn expressed an interest in making a motion for Mr. Turner and Ms. Nelson to research other possible vendors as well as the reupholstery aspect.

On VOICE vote with Mr. Brickley, Mr. Bootcheck, Ms. Nelson and Mr. Lozicki voting aye, and Mr. Yawn voting nay, the previous motion was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

- The sidewalk construction issue will be discussed during Mr. Fernandez' report.
- Mr. Robin contacted the State Attorney's office with regards to the vandalism issue. At least one of the boys was put in a program known as a 'Walker Program' which has a number of conditions including payment of restitution at the rate of \$200 per month based on the \$813 worth of bills which were submitted by the CDD for damage, as well as community service.
- This information was relayed to Mr. Robin through a telephone message. He has not received anything in writing.
- The funds will probably be paid into the State Attorney's office in order for them to monitor it is getting paid.
- It should be paid in approximately four months, but we are not sure when the first payment is due.

**B. Engineer**

There being no report, the next item followed.

**C. Manager**

**Proposal from Irrigation Technical Services to Replace Pump Station**

- The computer and the irrigation pump has been inoperable for quite some time.
- The computer gives readouts as to how much water is being pumped into the pond, which feeds into the irrigation system.
- It is tied to reports which have to be made to SWFWMD on a weekly and monthly basis.
- It gives troubleshooting information as to what may be wrong with the system.
- The readout is not giving accurate data.
- We have been making estimates as to how much water we have been pumping. Those estimates may or may not be accurate. We feel like we should be giving more accurate information to SWFWMD.
- We have two estimates, one for \$3,817.70 and the other for \$5,700.



- The lower estimate is from the company we have been using to maintain the pumping system. Mr. Turner recommended selection of one of these vendors to repair the computer.
- Irrigation Technical Services are the most knowledgeable and Mr. Smith knows and feels most comfortable with them.
- Each proposal is similar, but there is a \$2,000 difference.
- Mr. Brickley recommends ITS since they are familiar with Arbor Greene.

Mr. Brickley made a motion to approve the proposal from Irrigation Technical Services in the amount of \$3,817.70 to replace the Flowtronex pumping station and Mr. Bootcheck seconded the motion.

- Mr. Lozicki asked Mr. Turner if he was comfortable with this vendor.
- Mr. Turner responded he personally did not know of them.
- A resident stated ITS did some work for her and she was happy with their performance.
- Mr. Yawn was concerned the contractor was not going to provide landscape or sod removal.
- Mr. Turner does not believe any of this will be required since the work mainly involves replacement of the computer.

On VOICE vote with all in favor the previous motion was approved.

### **Vandalism**

- There have been 17 specific incidents since October 10, 2005.
- Monetary damages have totaled approximately \$7,000.
- Much of the vandalism seems to be caused by children.
- There were two attempted entries into the facility over the holidays. Police were contacted for both incidents.
- Police told Mr. Turner Hunters Green is having many more incidents than Arbor Greene.

- Mr. Turner will look into possible security measures.

**Air Conditioning Unit for the Snack Bar Area**

- Mr. Turner received two estimates, which are not valid, just informational.
- Mr. Turner will do further research as to the best unit for this area.
- The renovation work which will be done by Mott's Contracting Services is scheduled to be complete by the first or second week of March.

**Pool Area**

- The Hillsborough County Health Department performed an inspection of the pools, which was 'Satisfactory'.
- Mr. Turner is working on miscellaneous maintenance issues for the pool which are not health-related.

**Stop Signs at the Main Gate**

- Mr. Turner received verbal approval from the City of Tampa to install the Stop signs at the front gate.
- We are waiting for written approval before the work can proceed.
- The purpose of the signs is to prevent people from driving through and possibly breaking the gate arms.

**Commendation for a Club Attendant**

- The club attendant witnessed the four individuals who broke the globe off the street light. He chased them down and brought them back.
- They were not residents.
- Mr. Turner contacted the parents who gave a verbal agreement they would reimburse the CDD for the replacement cost.
- Two checks were already received.
- February 20<sup>th</sup> is the deadline for the remaining parents.

**Salary Increase for Ms. Cathy Clark**

- She has made many contributions to the community center.
- Based on her job performance her increase should amount to more than a cost of living increase.
- She gets the newsletter out every month.
- She monitors the timecards and handles payroll.
- She just graduated and may look for a full-time position.

- Mr. Turner hired someone else in the office who will learn some of Ms. Clark's duties.
- Ms. Clark will learn some of Ms. Koscinski's duties, since she is only working three days per week.
- The Board discussed whether or not the timing is consistent with budgetary policies.
- When you have a good employee, they should get special consideration.
- Ms. Nelson wants to know if Ms. Koscinski's new schedule was adjusted in the budget. Although it was not budgeted, this should not pose any problems.

Mr. Brickley made a motion to approve a salary increase for Ms. Cathy Clark of \$1.00 per hour which puts her salary at \$9.50 effective immediately and Mr. Lozicki seconded the motion.

- Mr. Yawn was not aware of changes in Ms. Koscinski's schedule and wanted to know if the amount of money allocated for her salary changed.
- Mr. Brickley responded although a full-year's salary was allocated, it will now decrease given the change in her schedule.

On VOICE vote with all in favor the previous motion was approved.

**Greenview Landscaping Contract**

- Mr. Turner reviewed the contract and commented it seems excessively complex.
- There seems to be too many provisions for one person to adhere to and stay on top of, and Arbor Greene does not have a person who can do this.
- Arbor Greene has a monthly contract pending review.
- Mr. Turner is going to come up with a detailed set of specifications to help enforce the provisions of the contract.
- This item will be deferred to the next meeting for further discussion and Mr. Turner's list of specifications.

**Spending Level Authorizations for Staff Members**

- Mr. Turner's recommendations are in line with what was used in the past.

- This is a spending authorization for necessary work which does not require the Board's approval.

Mr. Brickley made a motion to accept the recommended spending level authorizations for the General Manager at \$1,500; Administrative Manager at \$1,000; Petty Cash at \$200; and Maintenance Manager at \$500 and Mr. Yawn seconded the motion.

- Ms. Nelson wanted to know if Mr. Brickley needs to give verbal approval for these types of projects, and Mr. Brickley responded no, as long as it is reviewed at the next meeting.
- The total amounts are based on each individual transaction.
- The Board is confident Mr. Turner will be able to make these decisions.
- Ms. Koscinski had a \$1,000 limit, and Mr. Williams had a \$1,200 limit in the past. However, Mr. Smith never had one.
- These transactions will be done on a credit card for each individual.

On VOICE vote with all in favor the previous motion was accepted.

- Mr. Bootcheck gave Mr. Turner a commendation for turning things around in the six weeks since he was hired.
- The rest of the Board agreed.

**D. Maintenance Staff**

There being no report, the next item followed.

**E. District Manager**

**Bond Refunds**

- Prager, Sealy & Company underwrote the original District bonds and is under contract with the Board. It is their obligation to continually review bond issues and determine if a refunding is economically feasible.
- Mr. Fernandez spoke to Mr. Sealy, and he requested we add a proposal to refund 1996 and 1998 long-term bonds to next month's agenda.

- Mr. Sealy will present this at the next meeting and will leave the Board with the option of deciding whether to come up with a list of new capital projects for those funds or reduce assessments.
- Mr. Sealy will tell the Board where the District currently stands, where the markets are and what will happen if you decide to go for refunding along with timeframes and options.
- Mr. Brickley asked if there are timeframe restrictions for capital projects, and Mr. Fernandez responded the District must have specific projects identified along with an Engineer's Report.
- There was a time period where at least one bond issue had a penalty, and refunding did not make economic sense due to the call provision.
- The only bond financing the District can do will have to be capital improvements which are authorized within the confines of Chapter 190.
- Mr. Yawn wanted to know if this type of refinancing will affect the bondholders in any way. Mr. Robin responded the District will sell new bonds for the purpose of refinancing the existing bonds.
- This is similar to refinancing a home.
- Mr. Robin stated when the original bond issue was floated, the community was not built, and there was not a cash flow in order to rate these bonds. However, since the District is 100% built out, you may actually issue rated bonds, which reduces the interest rate.
- Mr. Brickley stated we may need to take into consideration the potential of Lennar Homes in relation to the townhomes because I am not certain whether or not this is included and how it will affect our bond issues.
- Mr. Robin stated bond issues are responsible for building certain capital infrastructures which service the area, such as the Spine Road network, master infrastructure for sewer and water as well as drainage infrastructure. The internal infrastructure necessary to develop those townhomes is being funded by Lennar.
- Mr. Lozicki wanted to know if the Board can refinance these bonds in order to purchase land, and Mr. Robins responded yes.

- Mr. Yawn asked if this involves paying off current bonds and floating new bonds, and if the District was able to pay off the current bonds by borrowing from a lender, and making payments to the lender as opposed to the bondholder, and Mr. Robin told him tax free bonds make the interest rate lower, as opposed to borrowing from a bank.
- The initial platting and figures for the permitting of the area which Lennar took over was well over 400 in a mixed-use area consisting of apartments, condominiums and single-family homes. The CDD has a much smaller census in terms of what will go in there, and it is in the District's best interest if it goes this way with ownership.

**Mott's Contracting Services**

- Mott's Contracting Services total job cost is \$49,740, and they asked for a deposit of \$14,293.
- Mr. Brickley asked if they gave any specific reasons, to which Mr. Fernandez stated he believed it was for the purchase of materials, but was not certain.
- The Board agreed to give them the deposit in order for the work to proceed.

**Supervisor Compensation for Workshop Attendance**

- Chapter 190 provides a supervisor may be compensated for up to two meetings per month at the \$200 limit, and it is the Board's decision as to whether or not compensation should be authorized for attendance at workshops.
- Although most Board members do not attend the workshops it takes approximately two hours to go through the financial statements before these meetings start.
- The Board was in favor of this compensation.

**Inferior Sidewalk Issue**

- District Counsel prepared a letter for Mr. Brickley's signature to send to Lennar Homes, Inc. asking for consideration on this issue.
- Severn Trent received an email response from Mr. Brett Reynolds of Lennar.
- Mr. Fernandez proceeded to read the email: 'Per our conversation today, I am writing to you regarding the sidewalk concern at 17863 Arbor Greene Drive. Lennar received a letter from the Arbor Greene Community Development District referencing the installation of approximately 100' of sidewalk that did not meet

community standards. One issue was the difference in color of the surrounding sidewalk. This problem cannot be corrected. Newly poured concrete will not match the color of existing concrete due to time and fade. The other issue was the use of “saw cuts” and not trowled expansion joints. This can be corrected by removing and replacing the concrete sidewalk. John, please let me know after your Board meeting if we can be of any further assistance.’

- The grade of concrete does not appear to be the same as the other sidewalk material, which was not addressed in the email.
- The Board agreed to tell them to replace the sidewalk as well as to perform all surrounding work involved in the repair, and the grade should be similar to what was done on the original sidewalk, as well as a time and date of commitment.
- Mr. Brickley asked Mr. Turner for an update on concrete work which involved replacement of other damaged areas, and Mr. Turner responded the initial work was done satisfactorily. However, problems arose as soon as the concrete was laid because children were running across it with their bicycles and it had to be re-smoothed.

#### **Modified Accrual**

- Modified accrual recognizes revenues in the period which they become available and measurable.
- Mr. Yawn asked if the assessment revenue comes in at the beginning of November and continues through several months until it is paid off. Mr. Lozicki told Mr. Yawn this would be a cash basis.
- Sixty days after the end of the fiscal year, revenues for that period are looked at.
- Mr. Brickley asked if this involved expenses, and Mr. Fernandez responded when the fund liability is incurred expenses are recognized except for certain liabilities such as debt service.
- Mr. Lozicki asked why it is done this way, and Mr. Fernandez responded that is the generally-accepted accounting standard for governmental funds.

#### **Annual Overview**

- This is done in January in order to make the District aware of issues which arise throughout the rest of the fiscal year.

- Ad Valorem tax exemptions are filed on behalf of the District by March 1<sup>st</sup>.
- Draft budgets are submitted for the May meeting and the budget is adopted at the July meeting.
- The assessment roll must be filed by September.
- We approve the 2005 Audit when completed and we complete the 2006 Audit engagement letters in late summer.
- Consideration of financing and refinancing needs may occur throughout the year, as opportunities arise.
- Form 1 supervisors must file the Form 1 Financial Disclosure by June.
- The annual financial report will be filed on behalf of the District by Severn Trent's accountants.
- Any amendments closing out the 2006 budget must be approved by November 30<sup>th</sup>.
- Mr. Fernandez will email this document to all Board members.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

**Financial Statements**

- The contractual figure mentioned on Page 11 of last month's minutes was changed to \$5,000, and Ms. Nelson wanted to know if the issue was addressed.
- Mr. Brickley responded it was addressed after the last budget workshop.

**Miscellaneous Signs**

- With regards to the Board's discussion at the last meeting of the different signs which stay up long after an event is over, perhaps creating a generic 'Arbor Greene' sign, as well as a process in which the person signs out for it, uses it for their events, and signs it back in one or two days after the event will alleviate this problem.
- Mr. Fernandez stated it may not be a good idea for the District to get involved in providing signs which may be in violation of the City of Tampa sign ordinance, which some of the Board members did not know existed.
- A permit with specific dimensions, size and location is required.



- The Board also discussed the option of replicating the sign which is situated at the main gate. This sign would be strictly for special events on Arbor Greene and updated by administrative staff.
- This will be addressed at the Policy Review Workshop.

**Fitness Area**

- The 50-100 lb. weights have arrived.
- Other changes were authorized to the flooring of the weight room.
- Mr. Fernandez and Mr. Ricciardi are in the process of providing information about how to dispose of the excess property.
- Mr. Turner has a partial list of other property which has been identified for disposal.
- The Board must declare the property surplus, and the property value triggers the process. It must then be advertised in the newspaper and you must wait for the best bid. You may also donate the property to a private not for profit organization.
- The City, State or some other legislative body will decide the value.
- The approximate value is \$15,000 or less.
- Mr. Lozicki asked Mr. Turner if he had an estimated date as to when the equipment will be ordered and installed.
- Mr. Turner was under the impression the equipment was already ordered.
- It was not ordered since the surplus property must be disposed of first.

**Estuary Gate Incident**

- Mr. Turner has the name and license plate of this individual, who is not a resident.
- A police report was done and Mr. Turner will try to obtain it as soon as it becomes available.
- The District is seeking restitution for the necessary repairs, which amounts to approximately \$3,800 since the gate mechanism was heavily damaged.
- The person stopped at the front gate and gave the gate guard her name, address and phone number. She is a Hunter's Green resident and will pay restitution for the damage.

**Village Assessment**

- Ms. Nelson was unable to find it.
- It was in the workshop package.
- Mr. Brickley asked that Exhibit A, Page 29 of Section 2, which is ‘Assessments Display’, be enlarged to make it easier to read.

**Light Pole at Gatehouse**

- Light pole was run over and the person’s insurance company is going to pay for it.

**Streetlights**

- Borrell Electric Company will move fuses further up on the pole to prevent them from getting wet on an as needed basis.

**Non Resident Use of Amenity Facilities**

- We are unable to determine who is a guest, and who is a resident, which is a major issue.
- A resident believes that a visiting friend or relative who is not a resident should be able to use the facilities as long as the person is accompanied by the resident or are issued a pass allowing entry.
- This issue will be addressed at the policy review workshop.

**Tennis Court Lights**

- A resident saw that the lights were on many times when no one seemed to be playing or it was raining.
- He suggested installing motion detectors.
- The lights are currently on a timer and set to turn off at 11:00 p.m.

**SEVENTH ORDER OF BUSINESS**

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

- The District is at 49% of income and 17.7% of expenses as of the end of December.
- There is more than \$600,000 in the assessment.
- The total assessment revenue of \$1,366,949 includes the developer assessment, which was rolled over into one figure this year, and we will probably see approximately \$60,000, which we will probably have to wait until the end of the year to receive.

- There is a problem with general funds 02-06 because the property appraisal and tax collection fees are not included and need to be adjusted since the budget as of last month is correct.
- The CDD contract schedule needs to be updated at the next meeting since the figures are not correct in some areas.
- We also questioned the need for the four-page lighting analysis which refers to Fiscal Year 2004.
- Mr. Fernandez stated the CDD asked for this analysis some time ago.

On MOTION by Mr. Yawn seconded by Mr. Lozicki with all in favor the Financial Statements, Construction Activity, Electricity Consumption Report and Invoices were approved as amended.


The Board discussed the policy review workshop and decided Monday, February 6, 2006 at 6:30 p.m. in the Community Center of the Arbor Greene Recreation Center will work for all Board members.

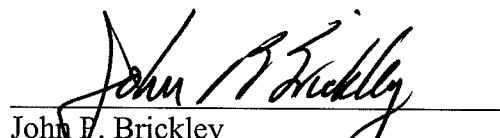
**NINTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
\_\_\_\_\_  
Robert Fernandez  
Assistant Secretary

  
\_\_\_\_\_  
John F. Brickley  
Chairman