

**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 19, 2009 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
Christine Nelson	Co-Vice Chairperson
Adam Tanenbaum	Assistant Secretary
T. Dorsey Yawn	Assistant Secretary

Also present were:

John Ricciardi	District Manager
Harve Turner	General Manager

The following is a summary of the minutes and actions taken at the January 19, 2009 Arbor Greene Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Brickley called the meeting to order and Supervisors identified themselves at roll call.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the December 15, 2008 Meeting

Mr. Brickley stated each Board member received a copy of the minutes of the December 15, 2008 meeting and requested any additions, corrections or deletions.

A change to page 3, fourth order of business, second bullet point, the word "*fire*" should be added to the sentence *Two new City of Tampa stations are being built nearby.*

On MOTION by Mr. Yawn seconded by Mr. Tanenbaum with all in favor the minutes of the December 15, 2008 meeting were approved as amended.
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THIRD ORDER OF BUSINESS

**Approval of the December 31, 2008
Financial Statements**

Mr. Brickley discussed the January 15, 2009 Budget Workshop.

- There was revenue of 83.55% of budget.
- The expenses were at 24.82% of budget, which is in line with looking at a 12 month time frame.
- We requested information on taxes and revenues with regard to renting facilities. It was determined that we pay taxes on rental fees for renting out the gathering room or the pools.
- We received \$1,306,641 in assessment revenues for December and the year-to-date assessment revenue is now \$1,423,457, which is 86% of the 2009 assessment budget and that is in line with 2007 and 2008.

Mr. Ricciardi discussed the Assessment Payment Trend Analysis that was prepared in order for the Board to clearly see the collection trend over the past few years.

- Based on the results of the December assessment distribution, all five gated communities are now in the black.
- A request was made of the District Manager to review the insurance proposal, which will further be discussed during the Manager' Report.

There being no further comments on the financials,

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor, the Financial Statements for the period ending December 31, 2008 were approved.

A copy of the Assessment Payment Trend Analysis is attached hereto and made part of the public record.

FOURTH ORDER OF BUSINESS

District Manager's Report

Mr. Ricciardi reported the following:

- Insurance quotes will be discussed later in the report.
- Traffic calming devices – The estimates for traffic calming devices range widely depending on what kind of traffic calming is required. Typically most communities are now going to speed tables rather than speed bumps. The cost range for speed

tables will be provided to the Board by the District Engineer, Mr. Bartelt. Each speed table will cost in the range of \$5,000, but there are a lot of variables.

- A query was received from Mr. Hartnagel of the HOA looking for verification of names of residents living at particular addresses in the community. The requested information was given to him and he was provided with information on how he can seek out that information on his own by going to the property appraiser's web site.
- Insurance quotes - We were advised by the current insurance company, Travelers that they would be increasing their premiums by approximately \$6,000 per year. As a result of that, other insurance options were looked at. Another insurance company that is typically consulted is PGIT, Preferred Governmental Insurance Trust. This is an insurance entity that insures governments, counties, cities and so on. Ms. Davis of Severn Trent did a good job of comparing insurance policies. The Property and Liability Insurance Comparison was further explained by Mr. Ricciardi and the Board asked questions regarding each insurance company that was compared. Board consensus was to change the District's insurance carrier from Travelers to Preferred Governmental Insurance Trust.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor changing the District's insurance carrier from Travelers to Preferred Governmental Insurance Trust (PGIT) was approved.

A copy of the Property and Liability Insurance Comparison is attached hereto and made part of the public record.

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 noted the Board previously asked him to look into Workers' Compensation and the budget detail for that. It was reported that Workers' Compensation is estimated by

Severn Trent as to what the District's payroll will be for the year. Once the audit is done, if there is a shortage or an overage we get billed for it or we get a refund. Currently we had a small shortage and this is why we had to pay \$5,853. The Workers' Compensation rates are set by the state and based on their rates, the estimate is done by Severn Trent and we pay the appropriate amount based on our payroll.

Mr. Turner reported on items included in his report as follows:

- Cintas Mat Cleaning – It was recommended to the Board that they approve the new contract at a cost of \$3,331.90.

Mr. Tanenbaum is opposed to the contract.

Mr. Yawn and Mr. Brickley would approve a 36 month contract.

Ms. Nelson inquired if the cleaning could be done once per month.

Mr. Turner will investigate if Cintas will only clean the mats one time per month and if the District can purchase the mats with the Arbor Greene name on them from Cintas.

Mr. Brickley MOVED to accept the Cintas contract provided it is a 36 month contract as opposed to a 60 month contract as proposed. There being no second to the motion, the motion died.

- Repair of the Pool Furniture – Quotes for re-strapping were obtained but in the interim the straps were cleaned with 100% bleach and they look okay for now.
- U.S. Securities Contract – A fee increase was never formally approved by the Board, however, the amount noted in the budget did include an increased rate amount.

Mr. Tanenbaum questioned the fuel surcharge and Mr. Ricciardi advised Mr. Turner to negotiate this fuel surcharge with U.S. Securities now that gasoline costs have reduced.

On MOTION by Ms. Nelson seconded by Mr. Yawn with all in favor the contract with U.S. Securities for 2008 – 2009 as indicated as follows: July 16, 2008 to July 16, 2009 at a cost of \$126,759.36 plus a rover for a total of \$130,880.36 was approved.

- Request from Parkview Community for a Picnic Table – The petition was signed by 20 residents (11%).
Board consensus was to defer this matter until more residents support it.
- Renewal of Phenomenal Exercise Equipment Contract – The renewal contract would be a one year contract effective February 1, 2009 and there would be no increase in the \$125 bi-monthly charge.

On MOTION by Mr. Yawn seconded by Mr. Tanenbaum with all in favor the one year renewal contract with Phenomenal Exercise Repair Service, Inc. at a bi-monthly cost of \$125 for maintenance of the exercise equipment was approved.

- Broken Mirrors in Weight Room – Two incidences resulting in broken mirrors in the weight room have occurred. Letters have been sent to the residents responsible for the broken mirrors and no response has been received from the residents that were contacted.
Mr. Ricciardi suggested that Mr. Turner contact the District's Attorney for guidance on how to proceed. The attorney's advice on withholding further privileges needs to be obtained.
Mr. Ricciardi noted he will check the District's rules of procedure checking to see if any rules were adopted regarding similar incidents and he will report back to the Chairman for instructions on how to proceed in this matter.
- Swim Team – The swim team coach will be asked to attend the March Board meeting. A copy of the proposed letter to be sent to Ms. White is included in the packet provided by the General Manager. The consensus of the Board was to send the letter to Ms. White.
- Old weight room equipment was sold for \$400.
- Heather Sound Road Sealing – Mr. Turner will get quotes from Waste Management for road sealing in Heather Sound.

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

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Tanenbaum asked if there is a listing of all policies and procedures that have been passed over the years at Arbor Greene? Mr. Brickley and Mr. Turner noted there is a policy document and a copy will be forwarded to Mr. Tanenbaum.

Mr. Tanenbaum also requested copies of the assessment methodologies that have been prepared for the District.

Ms. Nelson requested that the enclosures submitted with Mr. Turner's report to her, not be included with the report each month. The remaining Supervisors requested that they continue to receive the enclosures with the report.

NINTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

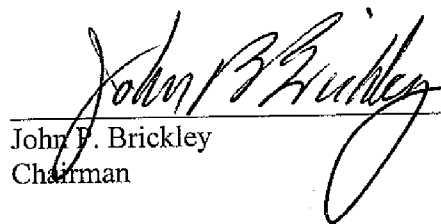
Adjournment

There being no further business,

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



John Ricciardi
Secretary



John P. Brickley
Chairman