

**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 24, 2011 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
T. Dorsey Yawn	Assistant Secretary
Adam Tanenbaum	Assistant Secretary
Toby Thomson	Assistant Secretary

Also present were:

John Ricciardi	District Manager
Harve Turner	General Manager
Audience Members (4)	

The following is a summary of the minutes and actions taken at the January 24, 2011 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
December 20, 2010 Regular Meeting
and the January 3, 2011 Reconvened
Meeting**

Each Board member received a copy of the minutes of the December 20, 2010 and January 3, 2011 meetings and any additions, corrections or deletions were requested.

Corrections were requested for the December 20, 2010 minutes; they were made and will be documented for the public record.

The record will reflect Mr. Tanenbaum joined the meeting.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor the minutes of the December 20, 2010 meeting were approved as amended.

THIRD ORDER OF BUSINESS

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

Mr. Brickley reported on the January 20, 2011 Budget Workshop meeting noting the following:

- Our revenue was at 85.5% of budget primarily because we received \$1.3 Million assessment revenue from the county, which brought that specific budget line item up to 87%.
- Expenses are at 24.72%, which has us right on budget for the first quarter of this fiscal year.
- Some of the miscoding identified last month has been corrected.
- The financial statements for the end of December, 2010 were recommended for approval.

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

FOURTH ORDER OF BUSINESS

District Manager's Report

Mr. Ricciardi updated the Board on the following items:

- The quit-claim deed was finalized for the easement for Mr. & Mrs. Melikian. The documents were finalized by Mr. Robin, signed off by the Vice Chairperson and submitted to the Melikian's attorney to file. We are waiting for the mortgage company to get the closings together and requested a copy of the recorded deed when it is finalized.
- Mr. Ricciardi met with Mr. Kugley, the resident who expressed his concern about traffic conditions in the Villages at the last meeting. Ideas that have been used at other CDD's were passed on to him and he may address the Board with his suggestions at a future meeting.

- The District Engineer was asked to follow up on the topic of the Florida Department of Agriculture with the Wildfire Mitigation Program regarding whether they would clear out some of the wetland set back behind the houses. Residents were concerned that there was flammable material behind some of the residences. A follow up was made with SWFWMD and the EPC and neither of the agencies is familiar with the program. Mr. Bartelt recommended that if the residents want to pursue the program, they should be responsible for following up with the associated agencies and bring any information they receive back to the Board for further discussion and action.
- Regarding the Trace vandalism, Mr. Isaac Larson sent a check for \$200, but the payment must go through the courts; the courts have it and they will forward the District's portion when they have processed it. Mr. Larson will continue to try to make monthly payments through the court for restitution.

A. Selection of New General Manager

Mr. Ricciardi reported the Board considered the applicants for the position of General Manager at the last workshop meeting; Mr. Lynn Faynestock, Mr. Bob Farrell and Mr. Gordon McIntosh.

Mr. Brickley explained that the Board had the opportunity to interview the three applicants for 30 minutes at the workshop meeting.

The Board was asked for a brief recap of the interviews.

Mr. Tanenbaum indicated each candidate brought their own attributes; he considered each carefully, but he believes that the best interest of Arbor Greene would be served by appointing Mr. Bob Farrell as the new General Manager.

Ms. Nelson agreed with Mr. Tanenbaum and expressed her opinion that Mr. Farrell should be offered the position.

Mr. Brickley also supported hiring Mr. Farrell.

Mr. Yawn noted we were fortunate to have interviewed three qualified candidates and indicated that Mr. Farrell is the person best suited for continuity for the job.

Mr. Thomson recommended Mr. Farrell for the position noting he would offer the best transition from the current General Manager.

On MOTION by Mr. Brickley seconded by Mr. Yawn with all in favor offering the position of General Manager, to Mr. Bob Farrell was approved.

Mr. Ricciardi noted he will inform the other two candidates of the Board's selection of Mr. Farrell for the position.

The start date for Mr. Farrell will be April 1, 2011 and he will be paid at an hourly rate until he assumes the General Manager's position.

A 90 day probation period was recommended.

The Board directed Mr. Ricciardi to proceed with the required background check for Mr. Farrell. An offering package will be assembled, brought before the Board and will be negotiated with Mr. Farrell. The offering package will be discussed at the February Board meeting.

Filling the position of Club Manager, currently held by Mr. Farrell, will be discussed with Mr. Farrell.

Mr. Stewart of US Security Associates addressed the Board regarding the concerns relating to the "turn around issue."

It was reported that having unauthorized, entering vehicles, directed to proceed through the gate and then turn around to leave the District is a safer procedure rather than having an unauthorized vehicle and any other vehicles behind it, back up. If the vehicle does not turn around, the security company has the license plate number and possibly the name of the driver to report to the resident or authorities.

Mr. Tanenbaum inquired if anything in writing exists from the District's attorney indicating that guards can deny entry at night if they cannot contact a resident.

Mr. Ricciardi noted that the issue has previously been discussed and he will follow up on past discussions or correspondence.

FIFTH ORDER OF BUSINESS

Attorney's Report

There not being any, the next item followed.

SIXTH ORDER OF BUSINESS

Engineer's Report

Mr. Ricciardi previously discussed an item reported by the District Engineer.

SEVENTH ORDER OF BUSINESS

General Manager's Report

Item 1a of the General Manager's Report regarding the Enclave/Estuary fountain repairs was discussed.

Mr. Turner recommended approval of the additional \$1,385 for expenses and raise the overall budget amount for the fountain repairs to \$40,000.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor the additional expenditure of \$1,385 which raised the overall budget amount for the fountain repairs to \$40,000 was approved.

Item 1b of the General Manager's Report – Cost Proposal Renewal – Borrell Electric was discussed.

On MOTION by Mr. Brickley seconded by Mr. Tanenbaum with all in favor the cost/pricing agreement dated 1/20/11 with Borrell Electric through 12/31/11 was approved.

Mr. Ricciardi explained the cost proposal is not a contract, only a pricing agreement in the event that it is decided to engage with Borrell Electric for a particular project.

Item 2a, on page 2 of the General Manager's Report – Stormwater Drain Repair- Lake #60 in the Enclave Village was discussed.

On MOTION by Mr. Tanenbaum seconded by Mr. Yawn with all in favor the repairs to the inlet drain on Lake #60 at Enclave Village at the cost of not to exceed \$4,560 was approved.

Item 2b – Sidewalk Repairs was discussed.

On MOTION by Mr. Yawn seconded by Mr. Brickley with all in favor the sidewalk repair proposal from A&A Development, Inc. in the amount of \$9,101 was approved.

Item 2c, on page 2 – Phenomenal Fitness Equipment Maintenance Contract Renewal was discussed; a recommendation was made by Mr. Turner to approve the contract extension for one year for \$750.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor the Phenomenal Fitness Equipment Maintenance renewal in the amount of \$750 for one year was approved.

Item 3b, page 2, Cross Creek Gazebo Repair was discussed. The gazebo is still being monitored. This item will be discussed in April.

Item 3c, Accident at Entry Retention Pond was discussed; signs were recommended. The consensus of the Board was not to install signs.

Item 4a Ice Cream Truck was discussed and Mr. Turner's recommendation was not to take any action to deny entry to the ice cream truck.

Item 4b, Devonshire Crosswalk Improvements was discussed.

Ms. Nelson asked that painting the crosswalk yellow instead of white be researched.

Item 4d, Retaining Wall Replacement in the fitness area was discussed.

Mr. Yawn MOVED and Ms. Nelson seconded in favor of replacing the retaining wall in the amount of \$1,600 by Motts.

The previous motion was withdrawn by Mr. Yawn since the amount is under \$2,500 and can be authorized by the General Manager. Board consensus was to approve replacement of the retaining wall.

The Crime Report was discussed and Mr. Turner noted incidences increased in December when the kids were out of school.

Mr. Turner reported that as of today, during the month of January, TPD issued 19 citations and gave 30 warnings. The citations were for cars exceeding 40 mph; warnings were given to people who did not quite reach 40 to 41 mph. The speed limit is 30 mph in the community. In the future, the Board might want to consider lowering the speed limit in the community since most of the time citations will only be given to drivers going over 40 mph.

Ms. Nelson asked about dryers in the restrooms and Mr. Turner noted it will be done as soon as maintenance has the time.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Yawn reported on an area at the Preserve entrance for Mr. Turner to look at.

Mr. Thomson commented on the Arbor Greene website; why is there a log-in page if everyone gets the same username and password and it does not restrict access. He also asked why would access need to be restricted.

Mr. Turner indicated it was originally set up so that only Arbor Greene residents could get access.

Mr. Yawn will check into the log in issue.

Mr. Tanenbaum reiterated that he would like to see any documentation from Mr. Robin or any other attorneys regarding access into CDD's.

Mr. Brickley reported on the daily average visitors to the website.

NINTH ORDER OF BUSINESS

Audience Comments

Mr. Stuart Morofsky, President of the Devonshire HOA, thanked the Board and Mr. Turner for the follow-up on the Devonshire crosswalk issue.

He also expressed his opinion that considering the number of citations that were given out in January as reported at this meeting, the Board should consider lowering the speed limit to 25 mph.

The Board requested that Mr. Turner come up with the number of speed limit signs there are in Arbor Greene and a cost to replace the signs.

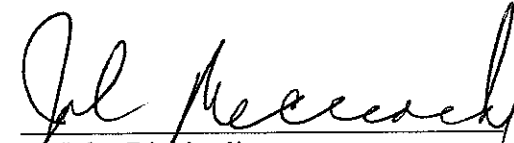
Mr. Morofsky also complimented the Board on their choice of Mr. Bob Farrell as the new General Manager.

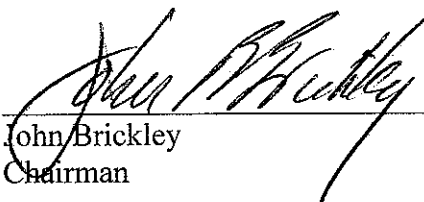
TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


John Ricciardi
Secretary


John Brickley
Chairman