

**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 Tuesday, July 12, 2005 at 6:00 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:

John Ricciardi	Manager
Tracy Robin	Attorney
Barbara Koscinsk	Arbor Greene Office Manager
Alan Williams	Arbor Greene Club Manager
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 April 4, 2005 Meeting

Mr. Brickley stated each supervisor received a copy of the minutes of the April 4, 2005 meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Ms. Nelson seconded by Mr. Lozicki with all in favor the minutes of the April 4, 2005 meeting were approved.

THIRD ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2006 and Levy of Non Ad Valorem Assessments

Mr. Brickley stated since we do not have the minutes of the June meeting, which addressed the budget at length, the budget included in the agenda addresses some of the changes, additions and subtraction.

Mr. Ricciardi stated I suggest we open the public hearing, comment on the budget and make any necessary changes, take any public comment and then continue the public hearing to the August meeting for adoption. I will also email the updated version of the budget to the Board.

Mr. Brickley stated the budget has revenues of \$1,361,916 and income revenues and expenses are the same figure. The budget does not reflect what our costs will be in a new maintenance contract for landscaping. It does not reflect a reserve fund for the tennis courts. The audit needs to be updated to \$10,000. I know we will be looking at a gatehouse renewal of the staff in January and I doubt we will be able to keep the costs we have associated with it now, which is \$118,000 for the year. I will suspect there will be some type of increase but I do not know what the figure will be.

Ms. Nelson stated we should have the figure because when we wrote the contract two years ago, they actually laid out the first year, second year and third year costs.

Ms. Koscinski stated if we just did the contract last year, we should have it for two years.

Mr. Brickley stated we need this figure added to the budget. Last week we spoke about the physical layout of this building in terms of upgrading it, particularly the gathering room.

Mr. Bootcheck stated there is the issue of appointment of a full time supervisor. We want to look at the dollars remaining that we can help fund the renovation of the gathering room and Phase 2 of the exercise room out of the 2005 budget. We want some type of surplus but we do not want to leave a lot on the table if we did not have to.

Mr. Brickley stated for the Board's information and the member here today, the contract for the second year for the gate company is \$120,450.

Mr. Yawn stated we have \$118,000 budgeted; this needs to be increased to \$120,450.

Mr. Brickley stated in terms of looking at the maintenance contract, management has indicated since this is a contract over \$150,000 we will have to re-bid the contract. We can work with the current contractor on a month-to-month basis pending a resolution of a new contract for two years.

Mr. Ricciardi stated I spoke with Larry Rum on this issue and he is agreeable to this. I suggest that based on what is going on in the market; we will want to raise this amount by 5% to 10% to \$214,500. I will go through the minutes and contact Mr. Brickley and make sure we have incorporated all of the changes the Board has asked.

Mr. Brickley stated the original renovation committee; there was a line item for interior paint, which is to paint all interior walls and replace wallpaper for \$15,218. This is the best figure we have right now without getting any other estimates. We can come back to this and have it proposed by a committee that has looked at the entire renovation of the community center.

Mr. Ricciardi asked where will you like me to plug this amount into the budget?

Mr. Brickley responded under R & M Building. We have a \$15,000 figure and we have used approximately \$20,000 because of all the extra woodwork that was unplanned for. If we look at this figure and estimate what it might cost us to get started, the figure of \$15,000 will need to be raised to \$30,000.

Ms. Nelson stated I agree. One of the options we spoke about two years ago was either a line of credit, which is \$70,000 or take out a longer term and spread the cost out.

Mr. Ricciardi stated I asked John Daugirda if we were still able to borrow money and he was under the opinion we could. We can assess, which is what most districts do because if we borrow money we will be paying interest. We can also consider phasing the work instead of doing it all at one time. Before the next meeting I can check and see if we still have the line of credit open.

Ms. Nelson stated everything we wanted to do was approximately \$200,000.

Mr. Ricciardi stated the board has already approved some of the work including the weight room and the flooring.

Mr. Brickley stated we also need to clarify the reserve clause for the tennis courts, we were going to accrue a \$6,000 figure annually, assuming every four years we will run into the \$20,000 figure for major repairs.

Ms. Nelson stated in the June figure we are sitting on approximately \$171,000 of fund balance. We need to carry a significant portion of this into the next fiscal year until the assessments come in.

Mr. Ricciardi stated actually the fund balance is higher; this was the fund balance as of October 2004. The total expenditures are running below the actual prorated budget by

approximately \$80,000. There are some things that have not been booked yet including a \$4,000 repair. This does give you an idea of where we stand and we are running under budget.

Ms. Nelson asked what is the portion we need to carry through to January?

Mr. Ricciardi responded assessments will not start coming in until December. You want at least two months operating so if you take the budget amount and divide it by 12, two months should be operating costs.

Ms. Nelson asked for the next meeting can the District manager take approximately 2-1/2 months of operating expenses and make it a line item so we can see how much it will be.

Mr. Ricciardi responded I will have to talk to the accountant to see how we can do this. There is a hesitancy to build it in until you actually have it. At the end of this year we will have a really good handle on what our balance really was. Then we can lock this amount in moving forward into the next budget. We will have one more month of actuals so this will give us two months of expenditures for August and September and will give us a look at the fund balance to see where we are. Any reserves can be used as a carry forward because the reserve is only a two-month period until you get your revenue in.

Mr. Brickley stated there is one issue that we need to discuss; the issue of painting and upgrading of the recreation center. We spoke about maybe making this line item a \$15,000 to \$30,000 figure.

Mr. Ricciardi stated I can change the figure to \$30,000.

Mr. Brickley stated the budget we see next month will take all of the figures into consideration. Last month I raised the issued about the gates and the funding of the gates. I went back and looked at these line items and there has been some adjustments to the assessments of the different communities so basically now the assessments make up all or at least 99% of the budgets for each communities. When I looked at the figures last month there was a huge difference between the assessments, the number of units and what the budgets were for each of the communities that has a gate. The assessments for Fiscal Year 2006 have been updated to be in line with the budgets.

Mr. Ricciardi stated the assessment for 2005 and 2006 for the Enclave is the same. However, the year to date as of March is \$5,371 so we have dipped into the reserve. You may want to consider upping the assessment in 2006 to recapture part or all of the reserve that was hit into this year.

Ms. Koscinski stated the Enclave had a major repair.

Mr. Brickley asked do we want to look into raising the amount for the enclave or do we want to let it ride for a year and see what happens?

The Board responded let it ride for a year.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor the public hearing was continued to August 16, 2005 at 6:30 p.m. in the Gathering Room at the Arbor Greene Recreation Center, 18000 Arbor Greene Drive, Tampa, Florida.
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FOURTH ORDER OF BUSINESS Other Business

There not being any, the next item followed.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Robin stated I have not been able to successfully complete the contract with the swimming instructors. I talked with him one day and he did not understand what I was struggling to tell him. He has some type of relationship with a swim company but the company is not registered to do business with the State of Florida. He is really operating as a sole proprietor and he thinks he is working for this company. They provide a package of insurance but it has their name on it and not his name. I am having a lot of trouble communicating with him in terms of what he needs to get so we can have insurance coverage.

The Board stated we will make sure he contact you in the morning.

B. Engineer

Mr. Brickley stated we received permission from SWFWMD to make the changes and fixes to Pond 170. There is one clarification of the bid coming in from the second company. As we mentioned before it did appear that one of the companies really did not want the work so their bid was way out of line in terms of the cost. I talked with our engineering consultant who agrees with this. There is just one small piece that needs clarification before we continue.

C. Manager

There being no report the next item followed.

D. Maintenance Staff

Mr. Williams stated we had a little vandalism; somebody took down our pool rules sign, which we had replaced. The fitness room and the gathering room have been pretty busy.

Mr. Yawn asked is there more vandalism this year then last year?

Mr. Williams responded I think there has been more this year. This area is not secure; anyone can jump over a fence. We noticed in the mornings kids have been hanging out by the pool after hours.

Mr. Yawn asked are they resident kids?

Mr. Williams responded I am not really sure.

Mr. Brickley asked what time does the lights go out?

Mr. Williams responded 11:00 p.m. I have looked into this in the past and I think it is a good idea to have surveillance cameras.

Mr. Bootcheck stated we should try putting motion sensors on the lights.

Mr. Williams stated that would be a good idea.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Williams stated I have a question regarding a revenue item in the amount of \$56,000 from the developer's fees that we keep asking about.

Mr. Brickley stated this is a one time only charge. Mr. Daugirda looked into this and found the figure in one of the reconciliation's of bond.

Mr. Williams asked is this something the developer owes us?

Mr. Brickley responded no, the developer assessment has not come in yet.

Mr. Williams stated where are we at with hiring a full time field supervisor?

Mr. Ricciardi stated we have not advertised but if the Board wants us to we will. We have been asking around internally and that is how we found Jack Meehan. Mr. Meehan is a resident at Heritage Isles and has expressed an interest to handle this.

Mr. Brickley stated when we had the speed trailer it checked 1,277 vehicle. The speed ranges were from 28 mph to 47 mph, but the majority of the vehicles seemed to stay within a 5 mph range. This week it will be on Arbor Creek Drive.

AGENDA

ARBOR GREENE COMMUNITY DEVELOPMENT DISTRICT

Tuesday
July 12, 2005
6:00 p.m.

Gathering Room
Arbor Greene Recreation Center
18000 Arbor Greene Drive
Tampa, Florida

1. Roll Call
2. Approval of the Minutes of the April 4, 2005 Meeting
3. Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2006 and Levy of Non Ad Valorem Assessments
4. Other Business
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Maintenance Staff
6. Supervisor's Requests and Audience Comments
7. Approval of Financial Statements, Construction Activity, Electricity Consumption Report and Invoices
8. Adjournment