

**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, July 17, 2006 in the Gathering Room of the Arbor Greene Recreation Center, 18000 Arbor Greene Drive, Tampa, Florida.

Present and constituting a quorum were:

John Brickley	Chairman
Christine Nelson	Co-Vice Chairperson
T. Dorsey Yawn	Assistant Secretary

Also present were:

Bob Fernandez	District Manager
Harve Turner	General Manager
Steve Corcoran	Resident
Lori Corcoran	Resident
Betty Jackson	Resident

The following is a summary of the minutes and actions taken at the July 17, 2006 Arbor Greene Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Brickley called the meeting to order and called the roll.

THIRD ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2007 (Resolution 2006-7) and Levy of Non Ad Valorem Assessments (Resolution 2006-8)

Mr. Brickley stated the public hearing is open.

- This is the first year Arbor Greene has come up with a full annual budget.
- On Page 2 under Recreation Center the Water/Sewer category currently has a budget of \$5,000, which should be \$10,000 changing the overall number to \$530,777.

- The O&M budget is approximately \$30,000 more than Fiscal Year 2006, which includes a capital projects reserve, by virtue of the refunding.
- The refunding issue will allow Arbor Greene to increase Capital Projects Reserve by at least \$70,000 per annum.
- The reserve is designed for major future improvements.
- Page 27, Appendix A, allows for a reduction in overall assessments per unit between 8% and 10%.
- O&M funds may possibly increase 1%; and debt will decrease substantially.

Mr. Yawn moved to adopt the Budget for Fiscal Year 2007, Resolution 2006-7 and Resolution 2006-8, Levying and Imposing a Non Ad Valorem Special Assessment for Fiscal Year 2007 as amended and Ms. Nelson seconded the motion.

Mr. Fernandez stated I ask the Board to consider there will be minor adjustments and this motion should authorize Mr. Brickley to approve them in order to finalize. Previous discussions of debt service may be incorporated into the record for this meeting.

On VOICE vote with all in favor the previous motion was amended to authorize Mr. Brickley to approve the budget adjustments as discussed during the public hearing in order to finalize the budget.

FIFTH ORDER OF BUSINESS

District Manager's Report

D. Consideration of Agreement with OLM, Inc. to Perform Landscape Maintenance Services

Ms. Nelson moved to authorize Mr. Brickley to execute the Agreement with OLM, Inc. to perform landscape maintenance services for Fiscal Year 2007 in the amount of \$1,500 per month for one year and Mr. Yawn seconded the motion.

- OLM is a well-known company and is highly-recommended by Mr. Turner.
- OLM will prepare a full landscaping contract.
- Landscaping is Arbor Greene's largest contract at \$206,000 per annum, and must be re-bid every year.

- OLM will perform the following functions:
 - develop an RFP;
 - develop landscape maintenance services specifications;
 - develop seasonal color specifications;
 - conduct the bid process;
 - submit a bid summary package;
 - evaluate the bids;
 - send recommendations to the Board of Supervisors;
 - supervise the property inspection on a monthly basis;
 - recommend whether Arbor Greene should make a full payment to the landscaper or withhold partial payment if certain issues are not appropriately handled.
- The current landscape contract will continue through this fiscal year.
- OLM will work with Mr. Turner as well as the current contractor to assemble a bid package based on the current contract.
- Arbor Greene will split the savings with OLM.
- OLM successfully handles Tampa Palms and other local areas.
- OLM is an international company providing landscape services to many large hotel chains.
- All of OLM's field technicians hold degrees in Landscape Architecture.

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

- C. Consideration of Resolution 2006-9 Designating Robert Fernandez as Assistant Secretary**
- Mr. Fernandez presented Resolution 2006-9 which recognizes him as an Assistant Secretary in order to be able to sign minutes and witness documents for the Board.
 - The Board discussed the fact there already are two Assistant Secretaries.

Ms. Nelson made a motion to adopt Resolution 2006-9 designating Mr. Robert Fernandez as Assistant Secretary.

- There was further discussion questioning the need for an additional Assistant Secretary.
- The Board agreed to table the motion and review it with the other members at the next meeting.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the June 19, 2006 Meeting

Mr. Brickley stated each Board member received a copy of the minutes of the June 19, 2006 meeting and requested any additions, corrections or deletions.

Ms. Nelson stated on Page 6 in the seventh bullet with regards to assessment revenues, have we found the \$100,000 which was unaccounted for?

Mr. Yawn responded we believe it is delinquent payments to the investor, but we are not sure.

Mr. Fernandez stated it may be delinquent assessments.

Mr. Brickley stated the assessment deficit is \$95,000 based on review of the 2005 audit.

Mr. Yawn stated the attorney addressed the tax sale and said any one of those which were delinquent would have been put up by the tax collector for sale and someone could acquire the certificates of those properties and go through a foreclosure process.

Mr. Brickley stated the assessment is based on the prepared budget.

Mr. Yawn stated this income is represented by unpaid assessments on residential properties. If these properties are put up for sale by the tax collector during the last week in May, perhaps the only way to resolve this is if the Board of Supervisors legally purchases these tax certificates as many owners in this community have for other facilities.

Mr. Fernandez stated I will speak to Mr. Robin.

- On Page 6 in the last bullet replace *be done starting* with *continue into*.
- On Page 9 in the first bullet, *which is the actual contract figure* should be added after \$103,455,.
- On Page 11 under *Lifeguards for Summer Season Update* in the second bullet, *next year in Fiscal Year 2007* should be added after *staffed*.

- On Page 12 under *Sand Volleyball Court Update* in the last bullet, add *to be used in conjunction with the dirt from the proposed widening project* at the end of the sentence.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor the minutes of the June 19, 2006 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Approval of the June 30, 2006 Financial Statements

This item was tabled to the next meeting.

FIFTH ORDER OF BUSINESS

District Manager’s Report (Continued)

A. Acceptance of Financial Audit for the Fiscal Year Ended September 30, 2005

This item was tabled to the next meeting.

B. Meeting Schedule for Fiscal year 2007

This item was tabled to the next meeting.

SIXTH ORDER OF BUSINESS

Attorney’s Report

There being no report, the next item followed.

SEVENTH ORDER OF BUSINESS

Engineer’s Report

There being no report, the next item followed.

EIGHTH ORDER OF BUSINESS

General Manager’s Report

There being no report, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors’ Requests

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

- Mr. Corcoran and Ms. Jackson raised a couple of landscaping maintenance issues.
- The trees, bushes and vines are growing out onto the sidewalks making them almost impassible in the Estuary near the playground area as well as Heron Walk in the Landing.


- There are large trees which hang down almost to the ground and onto the sidewalks making them almost impassable in the Trace around the playground area.
- The installation of safety lighting was suggested for the playground area in the Landing since it is set back from the street behind some bushes.
- Mr. Cook suggested getting these and other similar issues on the record and reported to Mr. Turner who brings them up as part of his monthly report at the meeting.
- Responsibility for tree trimming was discussed. Homeowners are responsible for the trees between the sidewalk and the street, as stated in the deed restrictions.
- The CDD is responsible for any other landscaping around the facilities, which is part of homeowners' assessments.

ELEVENTH ORDER OF BUSINESS

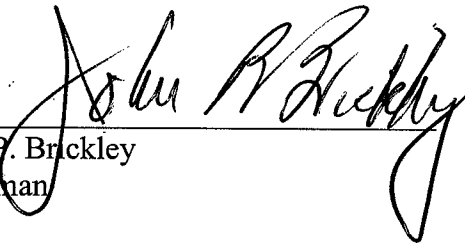
Adjournment

There being no further business,

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



T. Dorsey Yawn *BOB BERNANDEZ*
Assistant Secretary



John F. Brickley
Chairman