

**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 19, 2010 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
T. Dorsey Yawn	Assistant Secretary
Christine Nelson	Co-Vice Chairperson
Adam Tanenbaum	Assistant Secretary

Also present were:

John Ricciardi	District Manager
Harve Turner	General Manager
Bob Farrell	Club Manager
Audience Members	

*The following is a summary of the minutes and actions taken at the July 19, 2010 Arbor Greene Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the June 21, 2010 Meeting**

Mr. Brickley stated each Board member received a copy of the minutes of the June 21, 2010 meeting and requested any additions, corrections or deletions.

A change was requested on pages 4 and 5.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor the minutes of the June 21, 2010 meeting were approved as amended.
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**THIRD ORDER OF BUSINESS**

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

Mr. Brickley reported on the July 15, 2010 Budget Workshop noting the following:

- Our revenue was at 100% of budget, 67.5% of expenses and 100% of assessments. The budget was reviewed.
- The financial statements for the end of June, 2010 were recommended for approval.
- We looked at where we are in fiscal year 2010 and looked at our expenses to date and they have averaged out to \$130,000 per month; this is up and down depending on how things flow.

Based on the budget we have, if we carried that out for 12 months, we would have approximately \$100,000 unspent for fiscal year 2010, partly because we cannot spend it.

As the potential budget for fiscal year 2011 stands right now, it would result in about a 1% decrease in assessments across the board, as opposed to the fiscal year 2010 budget.

We looked at funding the fountain project at the turn-around and the issue of security; we will need a treadmill, which would be a capital expense and the telephone system in the clubhouse is 12 years old and deteriorating. These items can be discussed at this meeting. The first item to be discussed should be the fountain and then getting a head start on the security issue.

*The record will reflect Mr. Tanenbaum joined the meeting.*

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor the financial statements as of June 30, 2010 were approved.
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**FIFTH ORDER OF BUSINESS**

**Discussion of CDD Board Seat #1 Vacancy**

Mr. Ricciardi commented on the upcoming vacant seat on the Board; Mr. Lozicki's seat. No one qualified for the seat currently held by Mr. Lozicki. Chapter 190 was referred to

and indicates the incumbent Board member shall remain in the seat within a 90 day period after the general election until the Board appoints a qualified elector to that seat.

Mr. Tanenbaum suggested that the vacancy should be placed in the Newsletter.

The consensus of the Board was to place a notice in the Newsletter and Mr. Ricciardi will provide a write-up on the open seat to Mr. Turner.

**FOURTH ORDER OF BUSINESS**

**District Manager's Report**

Mr. Ricciardi reported the following:

- Mr. Robin will be asked to attend the August meeting.
- Standard and Poor's was sent a copy of the District's 2009 audit as requested.

**EIGHTH ORDER OF BUSINESS**

**General Manager's Report**

Mr. Turner referred to item 2e, on page 4 of his report. He suggested changing the phone number to the gate house due to residents calling this number for different kinds of reasons.

It was reported that the Neighborhood Watch will put out magnets with emergency contact numbers for police. The magnets will not be mailed out. The Neighborhood Watch program and magnet item was explained.

Mr. Mike Stewart of US Securities stressed that the gate house does not want to handle 911 calls or calls for maintenance of community infrastructure. The change in phone number will help with gate house efficiencies.

Ms. Joy Hodul expressed her concern over construction trucks doing work in the community and suggested giving some type of sign-in vehicle for the duration of the project.

The consensus of the Board was to allow the phone number change at the gate house. Item 2 a of the General Manager's Report – National Night Out (NNO) was discussed.

Mr. Paul Boucher and Ms. Hally Boucher addressed the Board regarding participating in the National Night Out/Neighborhood Watch event scheduled for August 3, 2010.

Mr. Turner introduced Mr. David Knight of Custom Pools and Remodeling who was in attendance to answer any questions on the fountain project and contract.

*A copy of the contract with Custom Pools and Remodeling is attached hereto and will be made part of the public record.*

Mr. Turner and Mr. Ricciardi will work on the payment schedule. The final payment of the hold-back will not be made until direction from the Board is received.

Ms. Nelson was asked by the Board to pick out the tile.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor the expenditure of not to exceed \$35,000 for fountain repairs and acceptance of the contract with Custom Pools and Remodeling was approved.

Mr. Turner continued with the General Manager's Report as follows:

Item 1a – Resident request to construct connecting sidewalk to Cross Creek Blvd.

The police accident report indicated the District was not at fault. The Board had no interest in extending the sidewalk.

Item 1b – Zumba on Wheels

14 people attended the demonstration class.

Mr. Turner recommended approval of the concession agreement

On MOTION by Mr. Brickley seconded by Mr. Yawn with all in favor the concession agreement with Zumba on Wheels as amended by Mr. Tanenbaum who indicated the contract should be with Zumba on Wheels, Inc. and that they will sign on behalf of Zumba on Wheels, Inc., was approved.

Mr. Tanenbaum made suggestions to be added to the Zumba on Wheels contract regarding granting the use of the premises (granting a license) by Zumba on Wheels, Inc. and its officers and employees.

The changes to the Zumba on Wheels contract suggested by Mr. Tanenbaum regarding the music portion of the contract will be written up and forwarded to Mr. Turner for inclusion in the final contract.

Item 2b – Resident request to lower the speed limit in the Enclave and other villages.

Mr. Ricciardi suggested not moving forward with this issue without first consulting with District Counsel.

Mr. Brickley expressed his opinion that the lowering the speed limit issue has been discussed enough and he would go with the consistent message to the residents via the website and newsletter. No action will be taken at this time.

Item 2d – Flying the National Flag at half-staff.

This item was discussed and Board consensus was to follow the national flag code, however, the Chairman and Mr. Turner will revisit the issue and bring the findings to the Board.

Item 2f – Channel 95 Community Channel

Mr. Turner would like to discontinue access to channel 95 since it is only accessible by those who have Bright House and the information on this channel is available on the web site.

The consensus of the Board was to discontinue channel 95.

Item 3f – Covenant violation – Blocking drainage easement – lake maintenance access.

A lengthy discussion ensued regarding this fence blocking access to the lake easement issue. The HOA sent a letter to the homeowner indicating the fence needs to be removed. The fence comes within 5 feet of the normal water level line blocking access to the lake.

Consensus of the Board was to wait until the homeowner responds to the HOA.

Item 3g – Cross Creek gazebo maintenance concern.

The gazebo floor is buckling and an engineer will look at the floor and offer his opinion.

### **Proposed Budget for Fiscal Year 2011**

The following comments were noted regarding the budget:

- Right now the total assessments per unit is at -1% across the board except for Parkview which is -2%.
- We indicated we want to use \$35,000 in 2010 figures to take care of the fountain and we funded the fountain maintenance in the 2011 budget in the amount of \$10,000.
- The second priority brought up at the workshop was the issue of security. The workshop discussion on security included a \$35,000 figure.

Mr. Brickley expounded on the aspects of the proposed security improvements. The Board was asked for comments or recommendations on whether there is interest to pursue the security upgrade issue.

Ms. Nelson noted she is in favor of pursuing the security issue.

Mr. Brickley asked if there was Board interest in having the vendor attend a meeting to explain the system to upgrade the ID card system and computer equipment.

Mr. Tanenbaum questioned the value of upgrading the system.

Mr. Brickley noted that inviting the vendor to address the Board would just be another informative step in the process.

Mr. Farrell was asked by the Chairman to invite the security vendor to the next meeting.

A discussion of the Legal Issues line item of the budget ensued.

The Board was asked for their opinion on whether to increase the legal line item by \$2,000.

On MOTION by Mr. Yawn seconded by Mr. Tanenbaum with all in favor increasing the Professional Legal Services line item of the proposed budget for fiscal year 2011 from \$8,000 to \$10,000 was approved.

Mr. Turner asked the Board if they wished to discuss the reserve study proposal and the Chairman decided to table the discussion to another meeting. The Board will review the proposal provided by Reserve Advisors and will discuss it at another meeting.

**SIXTH ORDER OF BUSINESS**

**Attorney's Report**

There not being any, the next item followed

**SEVENTH ORDER OF BUSINESS**

**Engineer's Report**

There not being any, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Tanenbaum raised the issue that resident's are waiting at 6 a.m. to use the fitness room and asked if it can be opened at 5:30 a.m. during the week.

Mr. Turner indicated the fitness center can be opened at 5:30 a.m., but there will be an extra ½ hour of labor charge.

Mr. Tanenbaum noted he has detected a strong marijuana smell in an area of the Preserve and asked about the proper procedure for notifying the authorities. He was directed to call the non-emergency phone number of the police department.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

There not being any, the next item followed.

**ELEVENTH 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.

  
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John Ricciardi  
Secretary

  
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John P. Brickley  
Chairman