

**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 23, 2012 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
Adam Tanenbaum	Assistant Secretary
Toby Thomson	Assistant Secretary
T. Dorsey Yawn	Assistant Secretary
Christine Nelson	Vice Chairperson

Also present were:

John Ricciardi	District Manager
Bob Farrell	General Manager
Paul Woods	OLM
Larry Rhum	Greenview Landscape

Audience Members

*The following is a summary of the minutes and actions taken at the July 23, 2012 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 June 25, 2012 Regular Board Meeting**

Each Board member received a copy of the minutes of the June 25, 2012 meeting and any additions, corrections or deletions were requested.

A correction to the spelling of the word *basis* on page 4 was requested and will be made part of the final record.

On MOTION by Ms. Nelson seconded by Mr. Yawn with all in favor the minutes of the June 25, 2012 meeting were approved as amended.

**THIRD ORDER OF BUSINESS**

**Approval of the June, 2012 Financial Statements**

Mr. Brickley reported on the July 21, 2012 Workshop meeting noting the following:

- Revenue is at 98.2% of budget.
- Expenses are at 66.9%.
- The assessment income is at 98.7% of budget.
- We reviewed the proposed fiscal year 2013 budget.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor the financial statements were approved.

**FOURTH ORDER OF BUSINESS**

**District Manager's Report**

Mr. Ricciardi commented on a question previously posed by the Board regarding the District bonds. He explained that in the current bond indenture there is language that does not allow an optional call. It does continue to allow pre-payments. If any resident wants to pay off their remaining portion of their bond, the indenture does allow for that pre-payment to reduce the principal. If an individual resident wants to inquire about paying off their portion of the bond, they can contact the Severn Trent, Coral Springs office or the District Manager's office.

**A. Comments on the Fiscal Year 2013 Budget**

Mr. Ricciardi reminded the Board that the public hearing on the adoption of the budget is scheduled to be held during the regular meeting of August 20, 2012. It was also reported the budget included in the Board's agenda package has updated actuals in it.

Mr. Tanenbaum asked how is it that we are doing so well on expenditures as a trend when we spent \$100,000 of unplanned money on ADA compliance for the pool, playground, etc.

In response, Mr. Brickley noted in other areas we haven't spent money and Mr. Yawn noted there are a lot of things in the budget we have not had expenses in at all.

Mr. Ricciardi added, looking at Floodwater/Stormwater Control, for instance, the annual budget indicates \$18,000 and we have only spent \$30,000. In some areas we are over and some areas we are under budget.

Mr. Brickley noted we understand the public hearing on the fiscal year 2013 budget adoption will be held next month and that will be the last opportunity to make any adjustments.

**B. Vacate Easement at 10107 Whisper Pointe Drive**

Mr. Ricciardi noted information regarding this item was included in the Board's agenda packages. The owners of 10107 Whisper Pointe Drive have requested the Board consider vacating approximately five feet into the drainage easement at the rear of their home. It is required that the resident pay all costs associated with vacating the easement if it is determined that the CDD can vacate the easement. The residents have agreed to pay the costs associated with vacating the easement.

It was noted that the District Engineer mentioned there will probably be additional requests from residents to vacate easements.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor execution of the Quit Claim Deed for 10107 Whisper Pointe Drive to vacate the easement as requested was approved.

**FIFTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Ricciardi noted District Counsel will be asked to attend the August 20, 2012 Board meeting.

**SIXTH ORDER OF BUSINESS**

**Engineer's Report**

There not being any, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**General Manager's Report**

Mr. Farrell responded to Board questions raised at a previous meeting as follows:

- Fire extinguisher costs and where coded – the cost is \$115 annually and it is coded to R&M Buildings, last performed October 14, 2011.
- Pool deck – the pool deck repairs were based upon aesthetics and safety due to worn spots becoming progressively more slippery.
- Pool inspection costs – the county provides a free inspection once per year. The pool permits cost \$275 each and the expenditure is coded to R&M Pools. The current pool permits were reissued on June 12, 2012.

- Workers Compensation – a response to a question regarding workers compensation was answered in an email on July 20<sup>th</sup> and the group is the Arbor Greene CDD.
- Village Islands – the islands around the monuments are getting dirty and a quote is being obtained for cleaning.
- Check on the fountain hours – the operation hours seem to be correct; 6:00 a.m. to 10:00 P.M. The timer is mechanical and it may vary by a few minutes.

**General Manager’s Report – continued.**

Items included in the General Manager’s Report were explained by Mr. Farrell as follows:

- Gaps in hedges

A five page information and summary handout regarding this issue was distributed to the Board.

Mr. Paul Woods of OLM and Mr. Larry Rhum of Greenview Landscaping were introduced by Mr. Farrell.

Mr. Farrell explained the handout is a summary from a master landscape plan developed some time in November 2008.

The cost to fill gaps in the hedges throughout the community would be \$54K to \$77K.

Residents have been concerned about what actions have been taken on the hedges issue.

All residents except Mr. & Mrs. Vandervander and Mr. Corcoran have been supportive of the proposed changes to the “privacy” hedge.

A book with photos of hedges was displayed.

It was indicated that a vast majority of residents (20-1) expressed their satisfaction with the landscape.

Mr. Tanenbaum asked why more Illiagness isn’t used.

Mr. Woods responded it is a very large bush, which is difficult to manage and it is also prone to fungus.

He also indicated Wax Myrtle’s that are mature (high) can be pruned and will “flesh out”.

Ms. Nelson asked how the “plan” was implemented.

Mr. Rhum responded areas considered to be in most need as well as requests from residents.

Mr. Yawn asked if all Wax Myrtles at the Corcoran berm were cut at the same level.

Mr. Rhum responded the dead plants were cut to the ground; those with life left were cut at the 2’ to 3’ height. By the end of the summer the plants should grow a foot or more.

Mr. Woods noted the goal is a four to six foot buffer and Viburnum is a good plant to use.

Mr. Tanenbaum asked who initiated action at the Corcoran berm?

Mr. Farrell responded Mr. Corcoran requested the issue be addressed. After discussing the issue with Mr. Woods and Mr. Rhum it was discussed with the resident and the project was started.

Mr. Tanenbaum asked about the steps in initiating the project and did the actual planting match the plan as priced and executed.

It was noted everyone did what they were supposed to do and the system worked.

Mr. Tanenbaum emphasized that the plants are the District’s.

Ms. Nelson felt that the residents wanted larger plants for “instant” hedges.

Mr. Tanenbaum asked if the Corcoran berm is ok as is since it wasn’t finished.

Per Mr. Woods and Mr. Farrell it is ok.

Mr. Brickley asked if current funding is adequate to implement the planting plan and Board members requested this be discussed further at the next budget workshop meeting.

- Item 99062 - 7 Contracts for review and ultimate action.
- Item 369 – ADA-Playground Projects – 10% holdback, final payment is \$1,280.40. Florida PlayStructures & Water Features.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor authorization to make the final payment to Florida PlayStructures and Water Features in the amount of \$1,280.40 was approved.

- Item 99012 – Sidewalks

Proposal from Precision Sidewalks, July, 2012. It was suggested by Precision to start at the clubhouse and along major roads and then move into villages at \$33 vs. \$35 for staff to identify the spots to fix. (3/8” to 2”).

The consensus of the Board is to have the CDD retain control over which sidewalks should be fixed.

On MOTION by Mr. Brickley seconded by Ms. Nelson with all in favor sidewalk repairs in the amount of not to exceed \$10,000 with the CDD staff identifying which sidewalks to repair was approved.

- Item #481 Speed Limits within Arbor Greene

Mr. Farrell reported a response from the City Transportation Department was received indicating their approval of lowering the speed limit on all streets to 25 mph except between Cross Creek Boulevard and Estuary Road.

The following was noted during the discussion:

- The General Manager’s Report from February, 2011 was handed out by Mr. Thomson. Mr. Thomson feels speed limits do not need to be reduced as patrols have been effective and Ms. Nelson agreed.
- The original motion made in February, 2011 approved lowering speed limits to 25 mph “throughout” Arbor Greene.
- \$470 to replace current signs plus \$480 for The Villages.
- A sign could be placed at the front indicating all streets are 25 mph except as posted.
- The City Council still has to approve the Transportation Division recommendations. The next step is the City Council has to approve lowering the speed limit.

- Mr. Farrell will determine if the City Council must approve lowering the speed limit to 25 mph.

The speed limit issue was tabled pending an answer on whether the City Council must approve lowering the speed limit and upon receiving an answer, Mr. Farrell will be prepared to move forward with the implementation plan.

- Item #594 US Securities Contract

The contract is up at the end of September, 2012.

A discussion on whether wages should be speed ensued. Mr. Ricciardi recommended no.

The “Criteria” of item 594 enclosed in the General Manager’s Report was explained by Mr. Farrell.

Regarding the roving patrols, currently US Securities provides this service at \$60 per week. Previous Board discussions indicated there is not a lot of value from the patrol and it is recommended by Mr. Farrell that the roving patrol function be deleted from the future RFP.

An RFP request for security guard services will be sent out to approximately five companies on August 1<sup>st</sup> requesting a return by August 14<sup>th</sup>. The Board can consider and possibly award a contract at the August Board meeting.

- Item #9 Lakes and Stormwater Controls

High rains have covered the washouts and other areas eroded.

Mr. Farrell suggested moving funds into Designated Reserves rather than Undesignated and specifically move \$11,000 to Designated Reserves R&M Lakes and assign \$18,000 to Reserves R&M Stormwater so that the funds are there and we know what it is for when we get to next year.

Mr. Thomson MOVED and Mr. Yawn seconded to assign \$11,000 to Reserves R&M Lakes and assign \$18,000 to Reserves R&M Stormwater System from the fiscal year 2012 budget.
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Mr. Tanenbaum asked why this can’t be done in September.

Mr. Ricciardi explained normally we wait to assign funds at the end of the fiscal year knowing you had the funds available and we didn’t need to use them for something else.

Mr. Farrell noted he requested this assignment at this time to draw attention to things we know we will need.

On VOICE vote with Mr. Thomson, Mr. Yawn, Ms. Nelson and Mr. Brickley voting Aye and Mr. Tanenbaum voting nay assigning \$11,000 to Reserves R&M Lakes and assigning \$18,000 to Reserves R&M Stormwater System in the fiscal year 2012 budget was approved.

- Item #698 Golf Cart Maintenance Costs

The oldest golf cart is 12 years old and has a blown engine and the cost to fix it is \$4,382.

Mr. Farrell reported on problems with the loaner cart.

A rental cart was located for \$295 per week.

Mr. Farrell recommended purchasing a utility vehicle, a Gator, which is not a golf cart.

A quote from John Deere, included in the General Manager's Report, coded as item 698-1C for a John Deere Gator TX was discussed.

Mr. Thomson suggested checking with other John Deere dealers for a quote on a Terrain 1000 Vehicle.

Mr. Farrell reviewed the ways the maintenance vehicle is used and needed.

Mr. Thomson asked if a Terrain 1000 and a Gator TX will fit in the current storage shed and Mr. Farrell is evaluating this.

Mr. Yawn asked what is the Contingency listed at the bottom of the first page of Item #698 and Mr. Farrell responded that is for anything that may be needed as an add-on to the vehicle.

Mr. Farrell noted delivery is about two weeks out from the order being placed as any items above the base must be special ordered and added by the dealer.

Mr. Thomson suggested getting a quote for a Terrain 1000 Vehicle and to ensure the maintenance vehicle will fit in the storage shed.

Mr. Tanenbaum asked if Mr. Farrell looked into electric golf carts and Mr. Farrell responded the dealers do not recommend electric.



Mr. Tanenbaum asked the following questions regarding the vehicle issue and Mr. Farrell responded:

- Can an employee's car be used instead of purchasing a maintenance vehicle?
  - A car is not good for picking up trash, carrying ladders, lumber and picking up road kill, and a car cannot be driven on grass.  
The auto insurance would go up and employee would be the primary insured and the District second.
- What is the cost for repairing the 3 year old cart?
  - A few hundred dollars.
- Why are two carts needed?
  - Due to the work load.
- At the next meeting, explain why add-on's are needed to the base model, which significantly increases the cost.

Mr. Thomson would also like the specifics on warranties and Mr. Farrell will determine and advise the Board.

- Item #602 Guardhouse Roof

Mr. Farrell noted U-Haul has sent a check for \$7,421.87 and the balance of \$453.13 has been requested from the resident.

Accepting the check from U-Haul was recommended by Mr. Farrell.

Mr. Thomson suggested informing the resident that his bar codes will be deactivated should he not pay the balance owed to the CDD.

Mr. Tanenbaum feels the check should be deposited but a settlement should not be mentioned.

On MOTION by Mr. Tanenbaum seconded by Mr. Yawn with all in favor the District Manager was directed to deposit the check from U-Haul in the amount of \$7,421.87.
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Mr. Farrell will follow up to collect the balance owed.

- Item #692 – Should the guardhouse roof be raised.

The cost to raise the guardhouse roof would be \$4,000 and the Board indicated they had no interest in doing so at this time.

- Item #701 – Resident Request

Mr. Bob Black, an Arbor Greene resident and insurance agent requested the use of the clubhouse to hold a seminar.

On MOTION by Mr. Brickley seconded by Mr. Thomson with all in favor use of the clubhouse by Mr. Bob Black to hold a seminar as proposed was approved.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Thomson noted the light pole near the Arbor Greene monument was knocked down; does it need to be replaced since it has been knocked down so frequently? Can it be moved or can a balustrade be installed.

The consensus of the Board was to repair the light and Mr. Farrell will look into the Tampa PD not writing an incident report for the knocked down light.

Mr. Tanenbaum recommended talking to US Securities regarding changing post orders to the following: "if the gate attendant calls a resident and the phone rings in the back seat of the car requesting entry, access be denied". Ask if US Securities will enforce this if the Board wants such action taken.

Mr. Thomson requested the tennis court parking project be added to Mr. Farrell's agenda items for discussion at the August meeting.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

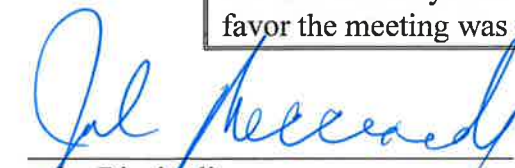
There not being any, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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



John Ricciardi  
Secretary



John Brickley  
Chairman