

**MINUTES OF WORKSHOP MEETING
ARBOR GREENE
COMMUNITY DEVELOPMENT DISTRICT**

The workshop meeting of the Board of Supervisors of the Arbor Greene Community Development District was held on Thursday, July 18, 2013 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:

Adam S. Tanenbaum	Chairman
Toby P. Thomson	Vice Chairman
Steven Eckhardt	Supervisor
Michael S. Candella	Supervisor
Nate Clawson	Supervisor

Also present were:

Jim Hayford	Severn Trent
Bob Farrell	General Manager
Mike Candella Jr.	

The following is a summary of the minutes of the July 18, 2013 Arbor Greene Board of Supervisors workshop meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Tanenbaum called the meeting to order and the Supervisors identified themselves.

SECOND ORDER OF BUSINESS

Review of the June 2013 Financial Statements

Mr. Farrell reported 75% of the way through the year actual expenditures are at 72.35%. Mr. Tanenbaum reported revenue is at 98.3%.

The record will reflect Mr. Clawson joined the meeting.

Mr. Farrell was asked to explain several expenditure items listed in the financials; items for explanation were: R&M Trees and Trimming Landscaping (\$1,324), pump station status, roads and alleyways, sidewalks and street lights; asked to explain the items under Common Area, R&M Buildings, asked to explain items under R&M Equipment.

The gates were discussed, particularly the Estuary gate. The Estuary gate system is different than the other four gate systems in the District.

THIRD ORDER OF BUSINESS**Review of the Modified Tentative 2014 Budget**

Mr. Farrell addressed Landscape Improvement Projects; his recommendations are enclosed in his report under item 1086. The current Landscape R&R budget is overspent. Item 1088, Playground Equipment, was also briefly discussed. Mr. Thomson noted he was going to propose taking money out of Capital Outlay and creating two new line items for Reserve Lake and Reserve Stormwater System so they are replenished as we draw them out, just like all the other ones.

New proposals from Republic and Waste Management were discussed. The old costs were \$900 plus and the Waste Management cost is now down to \$312 and Republic is \$270.

FOURTH ORDER OF BUSINESS**Management/Payroll Reform**

The previously proposed management structure of three managers and bringing in Severn Trent for more active management oversight was discussed. Mr. Tanenbaum mentioned Florida Statute Chapter 190 and 189 as it pertains to the role of the District Manager. The Board continued to discuss their opinions on the management structure/roll options. Mr. Hayford explained other types of management structures used by CDD's.

Mr. Farrell offered to excuse himself from the current discussion on management structure. Some Board members indicated they wanted to hear from Mr. Farrell on this issue and Mr. Farrell offered his opinion. Each Board member was asked informally whether they were interested in continuing the management structure status quo. Mr. Thomson responded no, he wants to have less people in management. Mr. Clawson responded he didn't have enough information to state an opinion; he would like to keep all options on the table. Mr. Candella noted he would like to keep things diverse, with Severn Trent providing more on-site management. Changing the current management structure was a consensus of the Board. This item will be discussed again at the next meeting.

Mr. Farrell reported regarding training, all pertinent District information was given to each of the three remaining managers. The existing three managers and Mr. Farrell will be meeting with Mr. Ricciardi and Mr. Hayford on Monday at 2 P.M.

The Board discussed the current manager's concern regarding whether they will continue to have a job after the Board makes a decision on the management structure. Mr. Thomson noted at least the existing staff knows their positions are funded through September

30th; they at least have 60 days to look for another job. We should decide something this month and not push it any longer into the new budget year. The candidates for the General Manager's position who were interviewed at the June 20th workshop meeting were briefly discussed.

FIFTH ORDER OF BUSINESS

Clubhouse Renovations

Mr. Hayford reported regarding the roof and proposals received, he advised the Board to have the two dormers removed and proceed with the re-roofing. Information from Karins Engineering was that bids are expected from contractors on Monday, July 29th. The Board was asked to consider removing, rather than repairing, the trellises on the back of the building. Mr. Eckhardt reported we still don't have the CAD files due to a check being sent out late.

SIXTH ORDER OF BUSINESS

Zumba Contract

Mr. Farrell noted it was asked to change the date to a two year contract, which was done and it needs to be executed by the Chairman now.

The process for submitting agenda items to the District Manager was discussed.

SEVENTH ORDER OF BUSINESS

Waste Removal Proposals

Mr. Farrell noted the proposals were included in the Board's packets under item #99062. This item will be discussed at the regular meeting on Monday. The contract expires at the end of September. This contract is piggy-backing on all the work Hillsborough County has done.

Supervisor Comments:

Mr. Clawson initiated a discussion on the Arbor Greene logo. Mr. Tanenbaum stated United Landmark Associates should know who owns the rights to the logo. Mr. Eckhardt will talk to United Landmark requesting, as suggested by Mr. Clawson, they provide the Board with a document saying they will release the rights to the logo to us. He stated the developer technically owned the logo and they turned it over with everything else. They don't even have any of that stuff on their servers anymore.

Mr. Tanenbaum reported Mr. Shaun Kiehl, the President of the HOA, has a separate set of business cards for the HOA that has the Arbor Greene logo on it. This was mentioned by Mr. Tanenbaum because the logo issue was brought up. He expressed that the business cards with Mr. Kiel's name and number on them is a good idea.


Mr. Clawson stated he would like to have the agenda for Monday modified for the items that he has. He wants to talk about technology as a whole; replace WiFi with Technology. Mr. Thomson will request the removal of agenda item 3A, Newsletter Content Costs from Monday's agenda. Mr. Tanenbaum explained that items listed on the regular, Monday, meeting agenda are usually items that anticipate a proposal to take action or a motion. For open forum items for discussion, things that will not have a decision attached to it, they are usually workshop items. Mr. Clawson expressed his displeasure with not receiving the WiFi information he requested at the last meeting and Mr. Farrell was directed to contact Digital Rescue to provide information on the current WiFi mapping. Mr. Clawson also requested any information on the District lap tops, any hardware, TV's, etc. He indicated Board members want that information and he wants that information because more knowledge is better than less. It was also noted based on the walk-through Mr. Clawson had with Mr. Gary Smith, a lot of things that are being done don't make sense regarding technology.

Mr. Farrell reported Mr. Parker Pope will be asking the Board for permission to permanently continue the Mindfulness class he was granted permission to conduct on a temporary basis. Also, a gentleman will address the Board regarding permission to conduct Kendo classes (Marshal Arts) at Arbor Greene.


EIGHTH ORDER OF BUSINESS

The meeting was adjourned at 10:08 P.M.

Adjournment



John Ricciardi
Secretary



Adam S. Tanenbaum
Chairman