

**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 Thursday, June 16, 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
Mike Lozicki	Supervisor
T. Dorsey Yawn	Supervisor

Also present were:

John Daugirda	Manager
Tracy Robin	Attorney
Alan Williams	Arbor Greene Club Manager
Gary Smith	Arbor Greene Maintenance
Barbara Koscinsk	Arbor Greene Office 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 May 19, 2005 Meeting

Mr. Brickley stated each Board member received a copy of the minutes of the May 19, 2005 meeting and requested any additions, corrections or deletions.

The first motion box on Page 3 should be amended to read "On Motion by Mr. Brickley seconded by Ms. Nelson with all in favor the Board requested two additional proposals and authorized the chairman to take any final action provided there was a minimum of \$5,000 difference between the competing proposals." The second sentence on Page 4 should read "Before the June and July meeting we should have a workshop as a budget orientation process."

On MOTION by Mr. Brickley seconded by Mr. Bootcheck with all in favor the minutes of the May 19, 2005 meeting were approved as amended.

THIRD ORDER OF BUSINESS

Questions and Comments on Proposed Budget

Mr. Brickley stated there is an increase to legal fees. We will not be doing the GASP 34 next year. The actual cost for the audit in FY 2005 was \$10,000 not \$9,500. We need to add \$500 to this amount. Under Administrative Fees, "Other Current Charges." The amount of \$6,119, we could not figure out what this amount was for. This was paid to Danielle Fence. It is our fence but in the vicinity of Corey Lake Isles. It was damaged by the hurricane and needed to be fixed.

Mr. Daugirda stated this should be listed under Field Maintenance.

Mr. Brickley stated Field Services is out for next year but we are looking at a reorganization of management. Roadway expenses were increased based on discussions, Recreation Center reflects the increase in salaries due to administrative staff and maintenance staff. We increased the amount to the Gas Pool Heater to \$10,000. We increased the Holiday Lighting for this year only to \$15,000. We increased the Pool & Fountain Supplies to \$2,000. The repair and maintenance of the courts, I asked for an annual figure as oppose to the \$25,000, which reflected major modifications. I received a figure of \$6,000 that will take care of preventing storm damage, which is a much more reasonable amount each year instead of \$25,000.

A resident stated this is the cost to maintain the courts but will not cover if we had a storm that blew down the wind screens and damaged the courts. This will probably cost \$25,000 to replace everything and this comes approximately every 4 years.

Mr. Brickley stated If we change this to \$12,000, we may not be paying this every year but we will be building a reserve for it over time.

Mr. Daugirda stated rather than putting in this line item we can put in a separate line item called Reserves.

Mr. Brickley stated it is not a contingency it will establish a reserve to pay for this every four years. There is a Contingency line item but if we are going to do this we can leave the R & M at \$6,000 and add a reserve line item and add \$6,000 and just carry the \$6,000 over every year.

Mr. Daugirda stated we can add a line item and call it Court Restoration and add \$6,000 to it.

Mr. Brickley stated the Boardwalk Maintenance has \$1,000 due to a major vandalism issue. We are in the process of fixing the boardwalk. We increased the amount for Window Cleaning and Electricity. Landscape & Irrigation, the contract proposal came back in and it will be an 8% pump over two years, which will increase the figure from \$195,000 to \$210,600. Landscape Replacement, at this stage we have only used approximately \$6,500 and I just authorized the other day approximately \$8,000 for an increase for this that will start with the replacement of trees and work its way through a three page list of specific replacement issues. There were no changes to the Lake, Wetland & Upland Maintenance. The street signage, at this stage I'm not sure if the \$5,000 figure under street sign maintenance and replacement is good. We raised the amount on the Repair & Maintenance on the Gatehouse to \$5,000 and we raised the Contractual Services – COT Police to \$5,000 for the next year and we added a 10% figure to the utilities that brought that up to \$69,000.

Mr. Daugirda stated we will need to take some time and look at the restoration of the clubhouse and try to get a quote on the approximate financing.

Mr. Brickley stated we had some work done on the clubhouse and it was the original committee at that time. It's been approximately 12 years with this facility and even the seating in the general area has been falling apart. We need to look at it and upgrade some of the work. There is not a line item in the budget for the community center everything is separate by virtue of catching the welcome center back into the home. We need to work this into the budget and make an accommodation for it. Some repairs need to be done.

Mr. Daugirda stated the best way is to figure out our approximate cost and try to determine how many years to spread it over.

Mr. Brickley asked will we want to identify it separately as a budget item as opposed to what we have now?

Mr. Daugirda stated we can, if we were to spread it over three to five year pay back if there is a specific number. If it is a smaller number, we can put it in for a single year or two years. It will be helpful to adopt the budget by July or August at the latest. We have to get it approved and add it to the tax roll.

Mr. Brickley stated Capital Improvements is a \$53,000 figure that we carry through to 2006. We have spent approximately \$22,500 year to date and we made the decision last meeting to include in there the improvements to the flooring in the Gathering Room and the weight room. If we were to take on the issue of the fitness room and bring this up to speed than this will be a logical area for the expenditures of the fitness room to include the flooring and the new equipment. Our next meeting for the budget is July 12, 2005. We have enough time between now and then to get a better feel on the subject so we can bring it to the meeting and discuss ourselves how we might want to take it on. At this stage in terms of looking at larger issues, we have addressed some of them. This particular facility is one area we need to start upgrading.

Mr. Daugirda stated there is \$53,000 budget for the Recreation Center Capital Improvements.

Mr. Brickley stated we have a letter from Mr. Ron Franz, a resident from the Enclave. He mentions the goal to make the neighborhood unit assessments for maintenance and operation of Arbor Greene common property equitable to all homeowners. In his letter he mentions a discussion with Mr. Daugirda and a graduated verses equal method of assessment. Page 29 shows the figures he is talking about in terms of how the process is accomplished now and how he looks at it in terms of trying to push a different assessment method. I do not propose we make any final decision on this right now. This is a new proposal and we need to spend sometime and get information back from management.

Mr. Daugirda stated at the initial creation of the District and the early phase, this has been brought to the Board through publicly noticed hearings and there was an explanation of the assessment methodologies in connection with the bonds and the maintenance. It is a proportionate allocation of special benefits. Essentially for the debt, the debt was the cost of building the improvements and the infrastructure and amenities are spread over the community. Each village has their proportionate share. The cost and the benefits are apportioned and each residential unit has a certain impact with the equivalent dwelling unit type of calculation. This is a commonly accepted method of calculating the assessments. It is generally accepted throughout the state in numerous communities. Some of the validation hearings when they are approving the bonds will approve the methodologies.

Mr. Robin stated no matter what assessment methodology is chosen, somebody will come along and make a comment. Someone may complain they are paying the same amount of

other homeowners but they live by themselves. This calculation is done on a basis of the communities and type of projects.

Mr. Yawn asked is there any issues with the accounting practices?

Mr. Daugirda responded this is an established and approved approach to the assessments. There is three categories for the debt service. There is General Fund 001, General Fund 005 for the gate and Debt Service 1996 and Debt Service 1998. They put the master infrastructure in two phases, 1996 and 1998. This is spread throughout the community.

Mr. Brickley stated is this the only division within Arbor Greene that has two phases?

Mr. Daugirda responded no, it lists numbers for all communities.

Mr. Brickley stated this pages list the budgets from '02 through '06, which are the specific gate issues. I went ahead and looked at the Estuary. The budget for Fiscal Year 2006 was \$6,450 in revenue and expenditures for the year. The number of units multiplied by the assessment does not come out to the figures listed on the left side of Page 14; it comes up short. I went through the other five-gated communities, and multiplied the units by the assessments; and nothing came up to the figures in the budget. Page 17 is the tax collections and it shows the total assessment levy and when revenues are received. At the top of the page it spreads between Fund 01, which is our operating budget but then it levels funds from '02 to '06 and then it funds the debt service in 1996 and 1998. Is this the process we agreed to when communities that have their own gates; were they paying for the maintenance and sustainability of the gates?

Mr. Daugirda stated we can collect 100% of our revenues. We receive a check from the collector. Earlier we had a fixed amount where we were adding the amount but I think they are filling it in and then we may have to true it up. They are funding the like amount on each one.

Mr. Bootcheck asked who is in charge of putting the budget together?

Mr. Daugirda responded James P. Ward is treasurer, Karen Ellis is assistant treasurer, there are some lead accountants and then accounts payable.

Mr. Bootcheck asked are we still looking for some one to handle field operations?

Mr. Daugirda responded we had a conversation with Mr. Brickley and we are looking at another option, which is going to be a full time in house field manager/club manager. The other option is to have a part-time Severn Trent Services director of operations to come in on a part-time basis.

Mr. Brickley stated there are a couple of job descriptions provided in the package. We discussed this and we agreed that we need someone here full time. We will have other issues regarding the budget but in this stage of the game, for purposes of this meeting I suggest continuing the discussion to the July meeting.

FOURTH ORDER OF BUSINESS Other Business

Mr. Brickley stated we received two proposals regarding the Pond 170. They are both different in terms of cost; one is approximately \$40,000 and the other is approximately \$11,000. I am not comfortable making a decision on this. I will ask management to check with Mr. Bartelt on this matter. We need some help on this in terms of the specifics. I have a proposal that came from Lock and Contracting they did the original work here when Arbor Greene was built. I also have one from CD Site Masters, LLC. The proposal from Lock and Contracting is \$43,845 and outlines the items by price. The proposal from CD Site Maters is \$11,400. These proposals just do not match.

Mr. Daugirda stated we can discuss this with the engineer

Mr. Brickley stated I am not comfortable going with the lower amount proposal. This proposal was reviewed to the extent the of the work that has to be done but what happens if this is not done correctly.

Mr. Daugirda stated we can authorize the chairman to implement and execute the proposal after discussions with the engineer.

On MOTION by Mr. Lozicki seconded by Mr. Yawn with all in favor the chairman was authorized to implement and execute the proposal after discussions with the engineer.

Mr. Bootcheck stated I had a conversation with Mr. Greecan. He does not appreciate some of the legal distinctions between corporations and fictitious trade names. During our conversation I think the contract is going to have to be in his name. He tells me he is the only instructor and the “registered instructor,” which ties back into the insurance. I asked him to get the insurance clause corrected to he is shown as an insured to protect the District.

Mr. Brickley stated there is a resident who is an artist and will like to conduct a program for residents interested in learning how to paint.

Mr. Williams stated a resident of Arbor Greene takes lessons from an artist who does not live in the District. There are a couple of other residents who take the class who are interested in bringing him here and offering the lessons to the residents. I asked told him he needed \$2,000,000 of liability insurance to be able to give lessons. He went back to his insurance company and found out he was covered with \$500,000 of liability insurance. The minimum amount may be a bit to high for this type of activity.

Mr. Brickley stated my concern is, if we start making exceptions it might not be in our best interest.

Mr. Williams stated the artist is very qualified and very recognized.

Mr. Brickley stated we can have him come in and offer it to the community to see how may people are interest.

Mr. Daugirda stated there might be some consequences. There may be some property damage or someone can be injured. We can talk to our insurance agent and get some ideas.

Mr. Brickley stated we will need to work out some type of arrangement for this to take place maybe once a week.

Mr. Williams stated we can have the artist come out for approximately eight sessions to monitor how many residents take part.

Mr. Brickley stated we can set this up as a temporary program for evaluation after a month. I received two documents that refer to the tennis program. We have been discussing and will continue to discuss the issue of management reorganization. One item we discussed is continuing the tennis program outside of the management. One of the documents deal with the tennis program and the other document deals with the issue of responsibilities as the community center. I think as we continue to move and look at our organization and look towards a single plant manager, we will want to affirm that Mr. Williams will stay aboard as the tennis director for the District. The use of the premises and the fees are outlined in these documents. There has been some correspondence regarding the availability of bus drivers to be able to open the gates. A decision has not yet been made. This will alleviate the traffic jams from the buses in the morning. The radar speed signs were in use at one point but there is a long list of communities requesting the radar speed signs.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report, the next item followed.

B. Engineer

There being no report, the next item followed.

C. Manager

There being no report, the next item followed.

D. Maintenance Staff

Mr. Smith stated we have a proposal from Florida Gate Service to do a preventative maintenance check on the gates.

Mr. Brickley asked this is for all six gates?

Mr. Smith responded yes.

Mr. Brickley stated I was under the impression it was each communities responsibility. Each community has a separate budget line for gate maintenance. The cost will not be added to the communities that have gates.

Mr. Bootcheck stated there is no insurance provision in this agreement.

Ms. Koscinski stated they provided us with an insurance policy.

Mr. Brickley stated can we get a copy of the insurance and attach it to this proposal.

On MOTION by Mr. Lozicki seconded by Mr. Bootcheck with all in favor the preventative maintenance agreement for the gates was approved.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Bootcheck stated we need to prioritize the 2006 projects and see if there is any money from the 2005 budget to complete them. When will the aerobics room be turned into the weight room?

Mr. Brickley responded mid July.

SEVENTH ORDER OF BUSINESS

Approval of Financial Statements, Construction Activity, Electricity Consumption Report and Invoices

Mr. Brickley stated listed under the revenues there is an operating transfer in of \$56,644.17. I have never seen this line item before. What is this for?

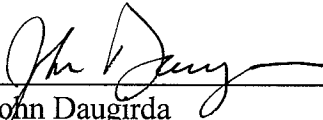
Mr. Daugirda responded this is an operating transfer out from the debt service of 2000 and now the fund balance is going to \$0. This is surplus money after they paid off the debt. The money goes into the '01 account.

EIGHTH ORDER OF BUSINESS

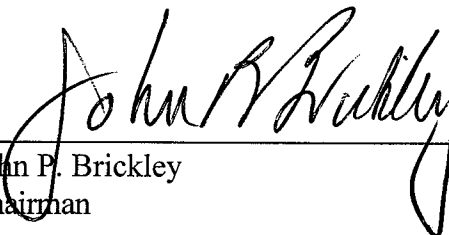
Adjournment

There being no further business,

On MOTION by Mr. Brickley seconded by Mr. Bootcheck with all in favor the meeting was adjourned at 8:10 p.m.



John Daugirda
Secretary



John P. Brickley
Chairman