

**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, June 25, 2007 at 6:30 p.m. in the Gathering Room of the Arbor Greene Community Center, 18000 Arbor Greene Drive, Tampa, Florida.

Present and constituting a quorum were:

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

Also present were:

John Ricciardi	District Manager
Mark Straley	Straley & Robin
Harve Turner	General Manager
Gary Smith	Arbor Greene Maintenance
Harry Axson	Resident
Kim Axson	Resident
Bill Clancy	Resident
Steve Corcoran	Resident
Bob Farrell	Resident
Susan Ghosh	Resident
Susan Johnson	Resident
Annmarie Miccolis	Resident
Larwrence Miccolis	Resident
Sherry Turner	Resident
Bill Young	Resident

The following is a summary of the minutes and actions taken at the June 25, 2007 Arbor Greene Board of Supervisors meeting.

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 21, 2007 Meeting

Mr. Brickley stated each Board member received a copy of the minutes of the May 21, 2007 meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor the minutes of the May 21, 2007 meeting were approved.

THIRD ORDER OF BUSINESS

Approval of the May 31, 2007 Financial Statements

- Revenue is at 100.6% of budget.
- Expenses are at 66.6% of budget.
- The Board is comfortable with all line items.

On MOTION by Ms. Nelson seconded by Mr. Yawn with all in favor the May 31, 2007 Financial Statements were approved.

FOURTH ORDER OF BUSINESS

Discussion of the 1998 Bond Issue

- Mr. Brickley announced to the Board there was going to be a Bond Mediation meeting on Tuesday, June 26, 2007 at 1:30 p.m.
- Mr. Brickley, Mr. Mike Addison, Severn Trent and Arbor Greene Joint Venture representatives will attend the Mediation Meeting.
- As a result, Mr. Brickley proposed the Board meeting should be continued.
- Mr. Brickley gave residents an overview of this issue.

TENTH ORDER OF BUSINESS

Audience Comments

- Mr. Corcoran solicited his ideas with regards to safety and other community issues as outlined in his letter to the Board dated June 25, 2007.
 - After much discussion Ms. Nelson believes the only solution to slow down traffic is installing speed bumps.
- Mr. and Mrs. Miccolis discussed a letter from Mr. Miccolis to Mr. Ricciardi dated May 29, 2007 with regards to harassment complaints from their son, Mr. Larry Miccolis against Mr. Turner.

- He was employed as a staff attendant and resigned his position effective February 20, 2006.
- Mrs. Turner also discussed some harassment issues against Mr. Larry Miccolis which included use of foul language.
- Mr. Turner discussed some issues from his memorandum.
- Mr. Farrell, a new employee, has been checking all ID tags per instructions from Mr. Turner.
- Mr. Smith addressed the Board on this issue.
- The Board agreed this issue is with Mr. Larry Miccolis since no other residents have voiced complaints against Mr. Turner.
- The Board asked that Mr. Larry Miccolis try to be cooperative when asked for his identification.

SEVENTH ORDER OF BUSINESS

Engineer's Report

- Mr. Ricciardi presented a letter from Mr. Bartelt in response to a variance request from Mr. and Mrs. Wong.
 - Mr. Straley and Mr. Ricciardi recommended allowing this encroachment to remain and recommended the Board's approval of this letter subject to preparation of an encroachment agreement.
 - Mr. and Mrs. Wong should be responsible for associated engineering and legal fees.

On MOTION by Mr. Yawn seconded by Mr. Bootcheck with all in favor the variance request from Mr. and Mrs. Wong for encroachment of the existing 10' wide drainage easement within Lot 65, Block 25A of Arbor Greene Phase VII was approved subject to preparation of an Encroachment Agreement.

- Mr. and Mrs. Wong indicated to Mr. Ricciardi their willingness to pay these fees and Mr. Ricciardi will obtain an invoice from Mr. Bartelt.

FIFTH ORDER OF BUSINESS

District Manager's Report

- A. **Consideration of Engagement Letter with Shinn & Company to Perform the Audit for Fiscal Year 2007**

- Shinn & Company is proposing to perform the 2007 audit in the amount of \$11,000, which is the same fee they charged for 2006.
- The CDD budgeted \$12,000 for the audit, which will remain as such.
- The Board wishes to approve \$12,000 for the Fiscal Year 2008 audit.
- The Board wishes to approve \$11,000 for the Fiscal Year 2007 audit.

On MOTION by Mr. Brickley seconded by Mr. Yawn with all in favor the Engagement Letter with Shinn & Company, P.A. to perform the audit for Fiscal Year 2007 in an amount not to exceed \$11,000 was approved.

NINTH ORDER OF BUSINESS

Supervisors' Requests

- Mr. Straley discussed minor amendments to the CDD Statute which was signed by the Governor on July 1, 2007.
 - Districts can now approve services, goods or supplies which are the most advantageous to the District.
- Mr. Ricciardi discussed the Lake Masters contract.
 - This was discussed among the attorneys and it is in the possession of Lake Masters.
 - It should be finalized by next week.

FIFTH ORDER OF BUSINESS

**District Manager's Report
(Continued)**

- B. Questions and Comments on the Revised Fiscal Year 2008 Budget**
- Reclassification of \$500 in electrical charges does not affect the 2008 Budget, only the actual for May.
- The Board discussed the letter from Severn Trent notifying residents of assessments.
- The major budget issues are as follows:
 - Security
 - Landscaping
 - Lakes
 - Capital Projects
 - Reserve

- Manpower
- Infrastructure
- The roads will need to be refurbished in the next five years.
- The budget will be formally adopted at the July meeting.

SIXTH ORDER OF BUSINESS

Attorney’s Report – Discussion of Facility Use Policies

- The Board is not yet prepared to discuss this issue.

TENTH ORDER OF BUSINESS

Audience Comments (Continued)

- Ms. Ghosh is requesting use of the Gathering Room to conduct a course through the Osher Institute for Lifelong Learning titled, *Nature, Art and the Wisdom of the Senses*.
 - This course is targeted specifically for older senior citizens.
 - The course starts in the first week of July.
 - Classes will be held every Monday in July from 1:00 p.m. to 3:00 p.m.
 - The Osher Institute is a non-profit organization.
 - This course is for both residents and non-residents.
 - The maximum amount of students will be 15.
 - Since most programs are for residents, the Board is concerned as you must be a member of Osher Institute in order to take this course.
 - Their insurance is covered by the Osher Institute.

Mr. Brickley moved to approve the request from Ms. Susan Ghosh to conduct a course from the Osher Institute for Lifelong Learning titled, *Nature, Art and the Wisdom of the Senses* in the Gathering Room on Monday afternoons in July from 1:00 p.m. to 3:30 p.m.

- Mr. Ricciardi reminded the Board Ms. Ghosh needs 30 minutes before and after the class; as well as capping the amount of students at 15.

Mr. Yawn seconded the prior motion as amended.

There being no further comments or questions,

On VOICE vote with all in favor the request from Ms. Susan Ghosh to conduct a course from the Osher Institute for Lifelong Learning titled, *Nature, Art and the Wisdom of the Senses* in the Gathering Room on Monday afternoons in July from 12:30 p.m. to 3:30 p.m. commencing Monday, July 9, 2007 was approved.

NINTH ORDER OF BUSINESS

Supervisors' Requests (Continued)

- Ms. Nelson discussed the HOA's request for *No Trespassing* signs.
 - The CDD should pay for this as opposed to the HOA.
- Ms. Nelson discussed the resident request to open village gates for a scheduled Open House.
 - It should not be approved since it is not considered an organized event.

The record reflects Ms. Nelson exited the meeting.

TENTH ORDER OF BUSINESS

Audience Comments (Continued)

- Mr. Young believes the shed should be removed and something should be done to improve this common area.

EIGHTH ORDER OF BUSINESS

General Manager's Report

Following are highlights of Mr. Turner's report:

- **Resident Request for Bar Code on Corvette Convertible**
 - The Board agreed not to do this on a case by case basis.
- **Resident Request to Open Village Gates for Scheduled Open House for Selling their Home**
 - The Board will not approve this as it may bring on more requests of this nature.
 - Most residents do not want these gates to be open unless absolutely necessary.
 - The Board will consider approval of organized, village-wide events on a case by case basis.
- **Repayment Schedule for Damage to Trace Playground Structure**
 - The Board is in agreement with the incremental payment schedule requested by Mr. and Mrs. Larsen.
- **Reconfiguration of the Arbor Greene Entry Fountain**

- The float device is taking on water, requiring a repair in the amount of \$3,850, which includes \$389 for repair of each of the three jets, if necessary.
- Mr. Turner included two prices for complete replacement in the amount of \$9,500 and \$11,750.
- Aging fountains are problematic with regards to repairs.
- The fountains promote aeration of the ponds.
- The Board agreed to defer this to the next meeting.
- **Recommendation from Mr. Ricciardi**
 - The Board should come up with a policy with regards to requests for suspension of resident privileges for various infractions which should be reviewed by the District Attorney.
 - A formal policy will act as a mechanism for appeal to the Board.
 - The Board will be provided with a policy from another CDD to use as a sample.
 - The CDD is not obligated to the HOA covenants.
- **Vandalism/Damage to Arbor Greene Property**
 - The figure in the amount of \$47,093.44 will change dramatically when the second increment of the insurance payment from the Trace playground fire is received.

NINTH ORDER OF BUSINESS

Supervisors' Requests (Continued)

- Mr. Yawn discussed the scheduling of the lifeguard service.
 - It appears the supervisor sends the lifeguard on duty home once the afternoon thunderstorms commence.
 - Mr. Yawn wants to ensure the lifeguards are rotated fairly in terms of their work schedules.
 - After a thunderstorm, staff is required to wait 20 minutes after the last thunder and lightning before reopening the pool.
 - The lifeguards are kept on duty for 30 to 40 minutes once the storm starts to determine whether or not they should be kept on duty.

TENTH ORDER OF BUSINESS

Audience Comments (Continued)

- Mr. Miccolis requested a copy of Mr. Turner's report with regards to his son.

ELEVENTH ORDER OF BUSINESS

Continuation

On MOTION by Mr. Yawn seconded by Mr. Brickley with all in favor this meeting was continued to Thursday, June 28, 2007 at 6:30 p.m. in the Arbor Greene Clubhouse, 18000 Arbor Greene Drive, Tampa, Florida.

T. Dorsey Yawn
Assistant Secretary

John P. Brickley
Chairman

AGENDA ITEMS FOR THE NEXT MEETING

- Reconfiguration of the Arbor Greene Entry Fountain. (See Page 7)