

**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 23, 2008 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
Christine Nelson	Co-Vice Chairperson
T. Dorsey Yawn	Assistant Secretary
Michael Lozicki	Assistant Secretary

Also present were:

John Ricciardi	District Manager
Tracy Robin	District Counsel
Harve Turner	General Manager
Mike Stewart	U. S. Securities

*The following is a summary of the minutes and actions taken at the June 23, 2008 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 19, 2008 Meeting**

Mr. Brickley stated each Board member received a copy of the minutes of the May 19, 2008 meeting and requested any additions, corrections or deletions.

On MOTION by Ms. Nelson seconded by Mr. Yawn with all in favor, the minutes of the May 19, 2008 meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Approval of the May 31, 2008 Financial Statements**

- Mr. Brickley discussed the June 19, 2008 Budget Workshop.
  - Mr. Brickley, Mr. Lozicki and Mr. Yawn were in attendance along with Mr. Jim Nelson.
  - Revenue through the end of May was at 96.6% of budget and expenses are at 62% of budget. We are in good shape to finish the year in a positive mode.
  - The insurance policy and the declaration pages were discussed at the workshop and Mr. Ricciardi provided a copy of the declaration pages, which will be handed out to the Board.
  - The budget workshop meeting concluded with a recommendation that the unaudited financial statements for May 31, 2008 be approved by the Board at today's meeting.

On MOTION by Mr. Yawn seconded by Mr. Lozicki with all in favor, the Financial Statements for the period ending May 31, 2008 were approved.

*The Chairman announced that there will be a change in the agenda order in order to allow Ms. Shirley Rudder, from the Preserve, to address the Board.*

Ms. Rudder reported that on May 14<sup>th</sup> she was walking in the Estuary and she fell down. The sidewalk, where she was walking is raised 1 ½ inches. Ms. Rudder spoke to Mr. Turner on the night of the incident and a call was made to the property manager. The property manager never returned the phone call. A letter was also sent to the property manager who has not yet acknowledged the letter. The phone call and letter were addressed to the HOA property manager, Ms. Kim Porter. After reaching Ms. Porter, Ms. Rudder was informed that the issue was not an HOA issue but a CDD issue.

Mr. Brickley explained that the sidewalk problems are being addressed and one of the items on tonight's agenda will cover the issue of pruning the roots of trees before we get to the area. He further explained that someone is going through the community every day looking at

areas that may have problems. It was suggested that Ms. Rudder attend the HOA meeting tomorrow and someone from the CDD Board will address the issue with the HOA board.

*The record will reflect Ms. Rudder left the meeting.*

*Mr. Brickley introduced the next speaker, Mr. Mike Stewart from US Securities.*

Mr. Stewart introduced Sergeant Georges Nicolas who is the supervisor at the gate and gave a brief background summary of Mr. Nicolas, his security company and himself. He highlighted the following:

- The company provides security for a number of gated communities.
- They try to meet with the Boards periodically, bringing some of the officers to the meetings in an effort to foster a partnership between the community and the security firm.
- As part of his supervisory responsibilities, he mans the gates of new clients and performs the duties that the regular officer will be doing, assuring his understanding of what he will be asking his officers to do.

*The record will reflect Mr. Stewart and Mr. Nicolas left the meeting*

Mr. Alan Messing, President of "Swim Kids USA" gave a brief presentation of his program highlighting the following:

- He was contacted by Mr. Turner about providing swim lessons for the community at Arbor Greene.
- Swim Kids USA is a national certified swim school and has been in business for 20 years. They contract with upscale community pools and country clubs throughout the State of Florida providing swim instructions to the community. They teach in communities such as Meadow Pointe 1 and 3 and Country Walk.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor the Swim Kids USA instructional program at Arbor Greene pursuant to terms and conditions in the contract effective June 23, 2008 was approved.

*The record will reflect Mr. Messing left the meeting.*

**FOURTH ORDER OF BUSINESS**

**District Manager's Report**

Mr. Ricciardi reported on the following items:

- A letter was received from the Florida Department of Environmental Protection regarding our permit for the NOI. The letter states we only have to do an annual report every other year; the next report is not due until 2010.
- A letter was received from Standard & Poor's asking for a copy of the 2007 audit report, which is part of their normal procedure as part of maintaining the rating.
- The proposed FY 2009 budget continues to be monitored and is scheduled for adoption at the next meeting in July. The budget in the Board packet includes up to date numbers in it.

Mr. Ricciardi noted he plans to attend next month's budget workshop meeting.

- The general election qualification period ended at noon on June 20<sup>th</sup> and there will be three Board vacancies; seats held by Mr. Brickley, Mr. Yawn and Mr. Bootcheck. Elections for the vacant seats are uncontested and the re-elections will be conducted in November.

**FIFTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Robin noted he had nothing to report at this time but will be available to comment and advise if needed for the General Manager's Report.

**SIXTH ORDER OF BUSINESS**

**Engineer's Report**

There not being any, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**General Manager's Report**

The following items from the General Manager's report were discussed by Mr. Turner:

- Item #1b-Competitive Clause: Ms. White's contract with Arbor Greene. Mr. Brickley ordered that the letter composed by Mr. Turner requesting the specific information from Ms. White will be executed by him as the Chairman of the CDD Board.
- Item #1d-Contract Renewal-Wharton High School Swim Team. Plans are afoot to renew a contract with them. A copy of their schedule is enclosed in the packet.

- Item #1e-Tree Trimming Service for Arbor Greene Residents. It was decided to give the information to the HOA.
- Item #1f-AED device for the Community Center. It was recommended to the Board to reconsider the decision not to purchase the AED.

On MOTION by Ms. Nelson seconded by Mr. Lozicki with all in favor the purchase of an AED device at a cost of not to exceed \$2,100 and 6.5 hours of training for each club attendant and manager was authorized.

- Item #1g-Pond #10 Depression in the Alcove. The situation continues to be monitored. It was suggested to be ready for a \$30,000 to \$40,000 expense if the plan requires execution.
- Item #1h-Arbor Green Resident Request. The Tampa Bay Newcomers would like to use the community center for a meeting on January 13, 2009 for an evening coffee. It was recommended that the Board approve the request at no fee.

On MOTION by Mr. Lozicki seconded by Ms. Nelson with all in favor the request from the Tampa Bay Newcomers organization to hold an evening coffee on January 13, 2009 in the Arbor Greene community center at no fee was approved.

The remainder of the General Manager's report consisted of unresolved issues.

*A copy of the report is attached hereto and made part of the public record.*

Mr. Turner reported on the tennis court reservation system. The originally discussed system was a free service. It was explained that a better system, an on line system, could be purchased with more capabilities at a cost of approximately \$1,000 start up fee and an annual usage fee for use of their software of \$1,000. The consensus of the Board was to have a free trial of the software. This item was tabled to the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Yawn reported a resident contacted him regarding the lifeguards not being paid when they are sent home due to weather conditions. Mr. Turner noted if a lifeguard comes in to work and then a storm occurs, they need to stay at least two hours and then they can leave and be paid for at least two hours of their four hour shift. If the lifeguard sees lightning or hears thunder, the pool is closed.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

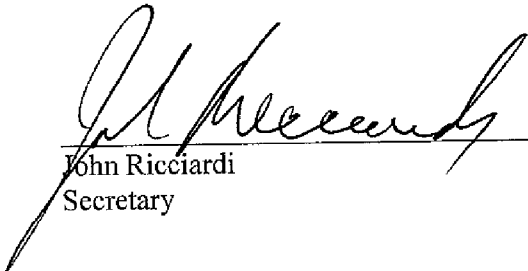
There not being any, the next item followed.

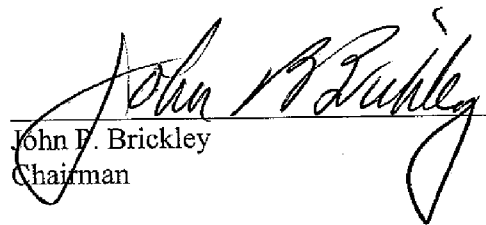
**TENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor, the meeting was adjourned.

  
John Ricciardi  
Secretary

  
John F. Brickley  
Chairman