

**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 24, 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 Tanenbaum	Chairman
Toby P. Thomson	Supervisor
Steven Eckhardt	Supervisor
Michael S. Candella	Supervisor

Also present were:

John Ricciardi	District Manager
Tonja Stewart	District Engineer
Mike Candella	Club Manager

6 Residents

The following is a summary of the minutes and actions taken at the June 24, 2013 Arbor Greene Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order

A. Roll Call

Mr. Tanenbaum called the meeting to order and four Supervisors were in attendance.

B. Approval of Agenda

Mr. Thomson requested adding Website Upgrade as item 3B and Mr. Eckhardt proposed adding CAD Drawing as item 3C, under Old Business.

On MOTION by Mr. Candella with all in favor the above noted agenda additions were approved.

SECOND ORDER OF BUSINESS

Reports

A. Chairman's Report

- Mr. Tanenbaum reminded the Board to fill out and provide to the Supervisor of Elections office the Form 1, Financial Statement of Financial Interests by July 1, 2013.
- He met with the Chairman of Heritage Isles and one of the members of the Cory Lake Isles CDD board and exchanged information.
- Mr. Tanenbaum handed out a motion he will discuss and propose later in the meeting for reorganization of staff and management of the CDD.

B. District Engineer's Report

This item was deferred until later in the meeting.

C. District Counsel's Report

There being none, the next item followed.

D. District Manager's Report

Follow Up Items:

- Moved \$50,000 from Unassigned to Assigned Reserves.
- The Approved Tentative Budget was posted on the website.
- The current SEP Account for Gary Smith can not be changed to a Simple IRA unless the employee sets up his own IRA and then the District can contribute to his IRA.
- The Greenview contract will be discussed later in the meeting.

i. Review and Approval of the Minutes of the April 18, 2013 and May 16, 2013 Workshop Meetings and the May 20, 2013 Regular Meeting

Changes for each set of minutes were requested by Mr. Tanenbaum and will be made part of the final sets of minutes.

On MOTION by Mr. Thomson with all in favor the minutes of the April 18, 2013 workshop were approved as amended.

On MOTION by Mr. Thomson with all in favor the minutes of the May 16, 2013 workshop were approved as amended.

On MOTION by Mr. Thomson with all in favor the minutes of the May 20, 2013 meeting were approved as amended.

ii. Review and Approval of the May 2013 Financial Statements

Mr. Tanenbaum indicated we are at 98% revenue at this point and expenditure-wise we are right on target; 65%.

On MOTION by Mr. Thomson with all in favor the May 2013 financial statements were approved.

iii. Greenview Landscaping, Inc. Exterior Landscape Maintenance Service Specifications and Contract

The contract has been revised as per input and questions from Mr. Thomson and it has been reviewed by staff. Mr. Ricciardi explained the process for purchasing mulch utilizing the District's tax exempt certificate. The Greenview Landscape contract was recommended for approval.

On MOTION by Mr. Thomson with all in favor the Greenview Landscaping, Inc. Exterior Landscape Maintenance Contract beginning July 1, 2013 as included in the meeting agenda package was approved.

iv. Questions and Comments on the Modified Tentative Fiscal Year 2014 Budget

Mr. Thomson suggested changing the wording of the Newsletter item of the budget; it should say Newsletter Contract and the FICA taxes should be zeroed out.

Payroll issues were discussed; pool and club attendants, etc.

Mr. Ricciardi reported the June 4th OLM landscape inspection will be made part of the District record.

District Counsel's attendance at the next regular meeting was requested to discuss the Severn Trent Services contract and the parking/towing issue.

E. General Manager's Report

i. Vendor/Concessionaire Contract Review/Amendments/Approval

#99062 – Contracts – T-Bay contract was signed by Mr. Tanenbaum.

o Wharton High ^{SCHOOL} only wants to hold tournaments at Arbor Greene.

#1063 – Precor recumbent bike.

#1065 – Shoes for the cure – recycling request.

#1052 – P-170 Outfall shield collapse. Repair recommended at not to exceed \$2,850.

#1070 – Street Parking – HOA parking enforcement agreement.

Comments from the Board on some items listed in the General Manager’s Report:

- When do we have to do something on the Wharton HS contract by? Response, they would like it done quickly. Mr. Thomson expressed his opinion on continuing with a Wharton contract, he is not in favor of it. The contract requests permission to hold four events for a cost of \$1,000.

No motion to approve this contract request was made.

On MOTION by Mr. Thomson with all in favor directing the Club Manager to contact the Hillsborough County School District to advise them the District will not continue the contract with Wharton High School was approved.

- When are the AirRite and Zumba contracts due? Response, the AirRite contract is set to start on June 21st and the Zumba contract has already expired. Mr. Eckhardt asked if a contract with AirRite is needed; can Mr. Gary Smith check the equipment instead of AirRite?

There was no motion on the AirRite contract at this time.

The Zumba contract was deferred to the July meeting and Mr. Thomson recommended, with consensus of the Board, to extend the expiration date to 2015.

- Precor Recumbent Bike –

On MOTION by Mr. Candella with all in favor declaring the old recumbent bike as surplus and authorizing staff to dispose of it in the best interest of the District was approved.

- #1055 – Shoes for the cure – A box to recycle shoes is requested.

The Board took no action on this item.

- #1052 – Outfall shield at Pond 170

No motion was made on this item at this time.

- #1070 – Parking/Towing – The HOA is currently referring street parking complaints to the CDD. Staff is looking for direction from the CDD Board on how to handle this matter. The CDD Board is looking at this matter. Mr. Paul Bouchet of the HOA indicated the HOA is having difficulty renewing the agreement. Mr. Bouchet was asked to communicate to Mr. Mark Eary not to refer residents to the CDD on this issue.
- The Board discussed replacing the phones in the office and the Vocalocity quote. Mr. Eckhardt volunteered to sit in on meetings to determine how to proceed; more information is needed. He will also meet with Ms. Claudia Mayo on this issue.
- Mr. Tanenbaum indicated that the proposed charity event that was requested to be held in the clubhouse, but without alcohol, was dropped by the person who proposed it.

The record will reflect Ms. Tonja Stewart joined the meeting.

SECOND ORDER OF BUSINESS (continued) Reports

B. District Engineer's Report

Ms. Stewart indicated regarding a skimmer question she received, either skimmer is okay to use.

A discussion regarding an ownership map ensued. The map serves as a guide to the Board and staff, which shows all the ponds, easements, all of the stormwater structures, common CDD owned areas, etc. A sample of a map from another district will be made available at a future meeting.

Ms. Stewart discussed the GPR Survey (Ground Penetrating Radar Survey) prepared by Faulkner Engineering Services, Inc. No sink hole activity was found. There is no sanitary sewer in the area, therefore cracking is not due to a sanitary sewer. The cracking may be due to the tree roots and it was suggested putting a crack seal in the cracks for now, which would cost approximately \$2,000. Two estimates for crack sealing will be brought for Board consideration to the next meeting. Ms. Stewart does not think the road should be milled or the roots pruned as this would be costly.

A copy of the GPR Survey Report will be attached hereto for the public record.

Regarding the resident complaint at 10231 Quails Landing, (photo's will be attached hereto) the area needs to be backfilled, graded and protected with Geoweb; the cost to repair

would be \$6,863. Ms. Stewart suggested installing aquatic plantings around the perimeter of the ponds to stop erosion.

Ms. Stewart will contact Gary Smith on the pond bank repairs that have been done.

The record will reflect Ms. Stewart left the meeting.

E. General Manager’s Report (continued)

Comments from the Board on some items in the General Manager’s Report:

- Item #1052

On MOTION by Mr. Eckhardt with all in favor replacing the skimmer (with fiberglass) as quoted by Central Concrete in the amount of not to exceed \$2,600 was approved.

Mr. Ricciardi will check on TECO rates being charged to the District; is there a municipal rate? The Heritage Isles Chairman indicated to Mr. Tanenbaum that there is a municipal rate.

Mr. Ricciardi reported we will be sending an assessment notice letter to residents of the Estuary regarding the assessment increase.

Mr. Tanenbaum reported an Oak Tree in the Alcove is split on the trunk in the verge. Does it need to be replaced, as it needs to be removed.

THIRD ORDER OF BUSINESS

Old Business

A. Payroll/Personnel Reform

It was reported the Board interviewed four candidates for the General Manager’s position.

Mr. Ricciardi reminded the Board of possible Board member conflict of interests regarding decisions that may be made with reference to hiring personnel being considered for the General Manager’s position. Upon conferring with District Counsel, it was recommended that Board member, Mr. Mike Candella recuse himself from voting as it pertains to this process.

Mr. Tanenbaum MOVED to modify the Arbor Greene CDD management structure as evidenced in his document entitled: MOTION REGARDING MODIFICATION TO ARBOR GREENE MANAGEMENT STRUCTURE, which was handed out to the Board and is attached hereto for the public record.

Each Board member expressed their opinion of the issue.

Mr. Candella recused himself from voting on the above motion due to conflict of interest and concern over ethics violations.

On VOICE Vote with Mr. Tanenbaum voting Aye and Mr. Eckhardt and Mr. Thomson voting Nay and Mr. Candella recusing himself from the vote, regarding the above motion made by Mr. Tanenbaum referring to the document he prepared and presented to the Board entitled; Motion Regarding Modification to Arbor Greene Management Structure failed with a vote of 1 – 2.

Mr. Thomson indicated his preference is to hire a General Manager as it was included in the employment advertisement that a Bachelor's Degree was a requirement. The only candidate who met that requirement was Jason von Merveldt. The only fair option at this point is to go with what was required.

Mr. Thomson MOVED to hire Mr. Jason von Merveldt for the General Manager position.

On VOICE Vote with Mr. Thomson and Mr. Eckhardt voting Aye and Mr. Tanenbaum and Mr. Candella voting Nay the above motion to hire Mr. Jason von Merveldt for the position of General Manager failed.

Mr. Eckhardt MOVED to hire Severn Trent Services to perform interim/temporary General Manager responsibilities for a fee of \$300 per week.

On VOICE Vote with Mr. Eckhardt, Mr. Candella and Mr. Tanenbaum voting Aye and Mr. Thomson voting Nay the motion to hire Severn Trent Services, on a temporary/interim basis to perform General Manager responsibilities for a fee of \$300 per week was approved.

Mr. Eckhardt MOVED to authorize Severn Trent Services to re-advertise for the position of Arbor Greene CDD Manager with a salary range of \$45,000 to \$52,000.

On VOICE Vote with Mr. Eckhardt and Mr. Candella voting Aye and Mr. Thomson and Mr. Tanenbaum voting Nay the motion to re-advertise the position of Arbor Greene CDD Manager failed.

B. Website

Mr. Thomson looked at different options for the Arbor Greene website. A proposal from Ashley Knoblach to develop a website at a cost of \$900 was obtained and discussed.

Mr. Thomson MOVED to approve website development by A2 Marketing Group (proposal from Ashley Knoblach) at a cost of not to exceed \$900.

Mr. Ricciardi will obtain information from Mr. Farrell on the current website with Go-Daddy. A lengthy question and answer discussion between Mr. Thomson and other Board members ensued.

On VOICE Vote with Mr. Thomson voting Aye and Mr. Tanenbaum, Mr. Eckhardt and Mr. Candella voting Nay the above motion to approve the proposal for website development by A2 Marketing Group failed.

Mr. Tanenbaum suggested that the Board put together written, criteria on what is expected to be included on the website and discuss this at the next workshop meeting.

C. CAD Drawings for Clubhouse

On MOTION by Mr. Eckhardt with all in favor authorization to obtain CAD drawings from the Evans Group as proposed at a cost of not to exceed \$2,000 was approved.

FOURTH ORDER OF BUSINESS

New Business and Supervisor Requests

A. Public Comments and Requests

Dr. Ray Paltoo addressed the Board indicating he would like to fill in as an Arbor Greene Board member.

Mr. Paul Bouchet asked is there a rule regarding security announcements and the response was no. He suggested having solar or powered LED boards for the entrance, exit, for community announcements rather than the current letter boards. Mr. Thomas is in favor of LED boards.

A resident, Mr. Doug Sommerfield expressed his interest in being considered for the open seat on the Board.

Ms. Geri Burke, a resident of Arbor Greene addressed the Board indicating her interest in being considered for the open seat on the Board.

Arbor Greene resident Nate Clawson expressed his interest in becoming a member of the Board.

The communications received from each interested candidate were previously submitted to the Board.

B. Consideration of Seat 1 Vacancy

Mr. Ricciardi thanked each candidate for showing their interest in the community, which shows there are people in the community who wish to get involved. Mr. Thomson pointed out that Mr. Clawson has regularly attended CDD meetings and he ran for a seat on the Board at the last election.

On MOTION by Mr. Thomson with Mr. Tanenbaum, Mr. Eckhardt and Mr. Thomson voting Aye and Mr. Candella voting Nay Mr. Nathaniel Clawson was appointed to the Board to fill the vacant seat, seat #1, which expires in November, 2014.

Mr. Ricciardi being a Notary Public of the State of Florida administered the oath of office to Mr. Clawson; a signed copy of which is attached hereto and made a part of the official record.

Mr. Clawson was reminded that as a CDD Board member he is under the Sunshine Law of the State of Florida and a copy of the law will be forwarded to him.

Mr. Ricciardi explained any time a new Board member is appointed, the Board has the opportunity to restructure its slate of offices. Currently Mr. Tanenbaum is Chairman, there is no Vice Chairman at this time, and Mr. Ricciardi serves as Secretary, Mr. Stephen Bloom and Mr. Robert Koncar of Severn Trent serve as Assistant Treasurer and Treasurer and other members of the Board hold the title of Supervisor.

On MOTION by Mr. Candella with all in favor retaining Mr. Adam Tanenbaum to serve as Chairman was approved.

June 24, 2013

Arbor Greene C.D.D.

On MOTION by Mr. Candella with all in favor Mr. Toby Thomson was appointed to serve as Vice Chairman.

On MOTION by Mr. Candella with all in favor Resolution 2013-4 a resolution designating officers of the Arbor Greene CDD with Mr. Tanenbaum serving as Chairman, Mr. Thomson, Vice Chairman, Mr. Ricciardi, Secretary, Mr. Stephen Bloom and Mr. Robert Koncar of Severn Trent serving as Assistant Treasurer and Treasurer was adopted.

C. Supervisor Requests and Motions

Mr. Thomson indicated he wants to buy a laptop projector to be used at meetings for \$600; there is money in the budget for this item. Mr. Clawson will look into this. Mr. Thomson also suggested having staff look into getting quotes for printing and binding and shipping costs of the Newsletter. Mr. Candella Jr. will look into getting the quotes. Mr. Thomson also requested quotes for cameras for the tennis courts; we can add two more cameras to our existing system.

Mr. Clawson asked why there are only 3 Wi-Fi access points. He would like to see a map of how far those access points go and show him where the cameras are.

Mr. Tanenbaum stated in connection with the policy manual that is being updated, he is requesting that Severn Trent Services prepare a list of motions made at every Board meeting since the District's inception.

On MOTION by Mr. Tanenbaum with all in favor authorization for Severn Trent Services to prepare and provide a list of motions made at Board meetings since the District's inception at \$50 per year, at a cost of not to exceed \$900 was approved.

Sidewalk cleaning quotes, but impacted by water restrictions.

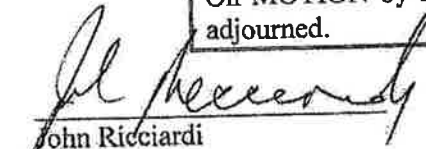
Mr. Tanenbaum asked for a copy of the Methodology Report.

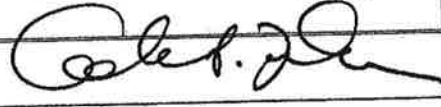
FIFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Candella with all in favor the meeting was adjourned.


John Ricciardi
Secretary


Adam S. Tanenbaum
Chairman