

**.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 March 21, 2005 at 6:00 p.m. in the Gathering Room, 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	Assistant Secretary

Also present were:

John Daugirda	Manager
John Ricciardi	Severn Trent Services
Numerous Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Brickley called the meeting to order and called the roll.

I have received a letter of resignation from Mr. Jeff Meehan. This allows an opening for a fifth resident, which will fill out the actual membership of the Board. The Board will be interested in receiving resumes from residents willing to serve as a member of the Board.

On MOTION by Mr. Bootcheck seconded by Mr. Lozicki with all in favor the Mr. Meehan's letter of resignation was accepted.
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Mr. Brickley stated interested residents need to send a resume with a short letter to Barbara at the recreation center. We will have an opportunity to vote at the next scheduled meeting. The next meeting is scheduled for Monday, April 4, 2005.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the January 11, 2005 Meeting**

Mr. Brickley stated that each Board member received a copy of the minutes of the January 11, 2005 meeting and requested any additions, corrections or deletions.

Mr. Bootcheck stated I made the comment in Paragraph 1 on Page 5. The second sentence of that paragraph should read, "The good news."

On MOTION by Mr. Bootcheck seconded by Mr. Lozicki with all in favor the minutes of the January 11, 2005 meeting were approved as amended.

**THIRD ORDER OF BUSINESS**

**Discussion Items:**

**A. Consideration of Award of Water Management Maintenance Contract**

Mr. Brickley stated enclosed in the agenda is a list of qualified bidders.

Mr. Daugirda stated this is for routine pond maintenance. It consists of the chemical treatment of the water systems.

Mr. Brickley stated this is the contract on Page 16 of the financials for landscape and irrigation maintenance.

Mr. Daugirda stated one of the contractors bid higher than the amount budgeted.

Mr. Brickley stated Lakemasters, who currently do the maintenance, bid higher than the budget in the amount of \$25,000.

Mr. Daugirda stated the present the bid specs and then the contractors charge to go out and analyze the property. Some that are closer to the budgeted amount understand the service a little more. The larger contractors will take a quick look and bid it out for a larger amount.

Mr. Bootcheck asked what is our experience with Lakemasters?

Mr. Ricciardi responded they are good. There is no perfect pond but as far as responding and getting results, Lakemasters does a very good job. Now that the water levels are low we usually see hydrilla weeds. Since Lakemasters has been handling the ponds I have not seen the weed when the water level is low.

Mr. Brickley stated if we decide to stay with Lakemasters the contract amount will go up.

Mr. Daugirda stated there are 8 mitigation areas, 22 lakes and pond and 11 sunk areas. These areas are shown on the map I handed out.

Mr. Ricciardi stated Aquatic Systems do a good job and they are very responsive.

Mr. Bootcheck asked how long has Lakemasters had the business?

Mr. Ricciardi responded two years.

Mr. Bootcheck asked has any of the other bidders done the work before?

Mr. Ricciardi responded no.

On MOTION by Mr. Brickley seconded by Mr. Bootcheck with all in favor staff was authorized to renew the water management contract with Lakemasters for the upcoming year.

**B. Event Permits and Fee Schedule**

Mr. Daugirda stated there was some discussion on charging fees for activities held in the clubhouse.

Mr. Brickley asked are there any questions from the audience on this subject?

*A resident asked what happened with the woman who was handling the daycare/bilingual program.*

Mr. Brickley responded there is a program being held in the back room but I do not think it is the same program because I have never seen the contract.

Mr. Daugirda stated a contract has not been signed. She was negotiating with Mr. Chuck Adams.

Mr. Brickley stated there was an issue regarding insurance.

*A resident asked I spoke with the women and she needs to get her certification.*

Mr. Brickley stated this program will parallel the school calendar.

Mr. Bootcheck stated there is certain criteria she has to follow and complete.

*A resident asked can someone else file up on some of the items? We are waiting to get a lot of answers back from Mr. Chuck Adams.*

Mr. Daugirda stated we will be reassigning everything and bringing back a status report next month.

**C. Meeting Dates and Time**

Mr. Brickley stated our next meeting will be April 4, 2005. At this time we will continue to try and work out a certain day of each month to meet. I will like to ask Mr. Daugirda to explain the difference between a CDD and a H.O.A.

Mr. Daugirda stated the H.O.A. is involved with private lots. There are deed restrictions that apply to residential and they enforce deed restrictions as well as architectural review. The CDD owns the guardhouse, the activity center, community club and the common area landscaping. All of the common areas belongs to the CDD and the private yards belongs to the H.O.A.

*A resident stated private roads are owned by the homeowners not the H.O.A.*

Mr. Daugirda stated we have a maintenance responsibility that is assessed by the homeowners.

*A resident asked do homeowners have a vote on the CDD process.*

Mr. Daugirda responded yes and no. The homeowners elect the representatives but the board makes decisions on specific action items. Only residents who are qualified to vote may vote in the landowners election.

*A resident asked does the CDD fee include the clubhouse? Why do we have to pay an additional fee for the room?*

Mr. Brickley stated we will come back to this issue.

**FOURTH ORDER OF BUSINESS                      Other Business**

There not being any, the next item followed.

**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**

Mr. Daugirda stated we adopt a budget every year. We will present a draft budget to the Board at the May meeting and adopt the budget at the July meeting. This is an opportunity for the Board and the community to come together and figure out what their priorities are for the upcoming year.

**SIXTH ORDER OF BUSINESS                      Supervisor's Requests and Audience Comments**

*Mr. Rick Callahan stated we received a proposal that entails using the existing wall and adding cardio equipment in the floor that is all wood. We want to come up with some additional ideas and receive some responses. I believe we should come up with five different proposals and see what the community wants to change or modify.*

Mr. Brickley stated we are going to have to get the numbers for the fitness equipment to include in the budget.

*A discussion took place between Mr. Brickley and Mr. and Mrs. Callahan regarding the fitness equipment and proposals.*

*There was a discussion regarding the room rental and charges.*

*\$50 for the room rental without alcohol.*

*\$100 for the room rental with alcohol.*

*This contract was revised four years ago and approved by the Board.*

Mr. Brickley stated the income expenses from the events are approximately \$1,800 over the past year.

Mr. Norm Mendleson discussed the gates and asked if there was any information.

Mr. Ken Miller asked for some suggestions regarding speed bumps and stop signs at the Devonshire intersection to slow down the traffic.

A resident suggested installing some flashing lights and a push button cross light to cross the Devonshire intersection. This will be paid by the Devonshire residents.

Ms. Brockman who lives in the Enclave suggested a police officer patrols the streets and give out speeding tickets.

Mr. Daugirda stated security and traffic issues are important subjects in a lot of communities and there are a variety of solutions. Right now there is the gatehouse and a camera system. The community can have a police patrol if you wanted to pay for full time police patrols.

A discussion took place regarding speed traffic signs inside the community and research pricing of radar signs.

Residents discussed forming a committee and contacting a police substation.

The Board will look into adding speed signs, radar signs and possibly police patrol.

**SEVENTH ORDER OF BUSINESS**

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

Mr. Brickley stated under Roadway Expenses there are tree line items for a total budget figure of \$13,500. We are already at a total of \$21,195. Is this a wrong figure?

Mr. Ricciardi responded this may be because we had the main road re-stripped.

On MOTION by Mr. Lozicki seconded by Mr. Bootcheck with all in favor the financial statements, construction activity, electricity consumption report and invoices were approved.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Bootcheck seconded by Mr. Lozicki with all in favor the meeting was adjourned at 8:20 p.m.

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David Bootcheck  
Secretary

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John P. Brickley  
Chairman