

**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, March 19, 2012 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 Brickley	Chairman
Adam Tanenbaum	Assistant Secretary
Toby Thomson	Assistant Secretary
T. Dorsey Yawn	Assistant Secretary

Also present were:

John Ricciardi	District Manager
Tonja Stewart	District Engineer
Bob Farrell	General Manager
Mike Candella	

Audience Members

*The following is a summary of the minutes and actions taken at the March 19, 2012 Arbor Greene Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Brickley called the meeting to order and the Supervisors identified themselves at roll call.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the  
February 20, 2012 Regular Board  
Meeting**

Each Board member received a copy of the minutes of the February 20, 2012 meeting and any additions, corrections or deletions were requested.

On MOTION by Mr. Yawn seconded by Mr. Thomson with all in favor the minutes of the February 20, 2012 meeting were approved.

**THIRD ORDER OF BUSINESS**

**Approval of the February 29, 2012  
Financial Statements**

Mr. Brickley reported on the March 15, 2012 Workshop meeting noting the following:

- Revenue is at 90.52% of budget.
- Expenses are at 38.13%.
- The assessment income is at 92.14% of the budget.
- The money market investments were discussed. The investment approved at the last meeting has been executed and the figures will be reflected in the April Cash Investment Report.
- Classifying errors were noted and will be corrected in the April report.

The financial statements for the period ending February 29, 2012 were recommended for approval.

On MOTION by Mr. Yawn seconded by Mr. Thomson with all in favor the financial statements were approved.

**SIXTH ORDER OF BUSINESS**

**District Engineer's Report**

Ms. Stewart distributed to the Board a cost estimate from Central Concrete Products, Inc. for new crosswalks; \$7,050. Three crosswalks are to be considered; two at Arbor Wind and one at Arbor Creek or only two (one at Arbor Wind and one at Arbor Creek).

The crosswalk items will be considered when planning the fiscal year 2013 budget.

It was reported a 60 day extension has been granted on the new ADA regulations.

Regarding other ADA work, the deposit has been received and work will begin next week.

Ms. Stewart will look at access to the little playground including a ramp.

The fitness center equipment spacing has been completed.

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

**FOURTH ORDER OF BUSINESS**

**District Manager's Report**

Mr. Ricciardi mentioned follow up items noted below:

- The NPDES Report was positive; a split payment will be requested.
- The Cross Creek widening project meeting was held on February 28<sup>th</sup>.
- Greenview Landscaping submitted notification of their certification, they are aware of the new fertilizer ordinance and they have received proper training.
- Lake Masters submitted their photographic report on the District stormwater features.

Cash investment was discussed.

On MOTION by Mr. Brickley seconded by Mr. Thomson with all in favor investment of \$350,000 via the Severn Trent Treasurer in money markets accounts, at the discretion of Severn Trent was approved.

Mr. Ricciardi noted he will attend the April and May budget workshop meetings to review the proposed budget.

**FIFTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Brickley suggested inviting District Counsel to the April meeting.

**SEVENTH ORDER OF BUSINESS**

**General Manager's Report**

Items included in the General Manager's Report were explained by Mr. Farrell as follows:

- Contracts – there have been discussions about Carriage Homes contracts for pond treatment and pond bank mowing.
- Contracts Concessionaires  
It was suggested that in the future, the review and extended discussions on contracts for approval should be carried out at the budget workshop meetings. Approval or non-approval could be done at the regular Board meetings.

#99062-A – Accurate Electronics, Inc. (the secondary gate vendor)

The rate agreement was recommended for approval.

The Board asked Mr. Farrell to look at another backup company.

#99062-B – Southern Equipment (current AC Company)

Recommended not approving this agreement as Mr. Farrell is not recommending them for new air conditioning equipment.

Air conditioning quotes from three vendors were discussed.

Mr. Farrell recommended the quote from Airite Air Conditioning, Inc. in the amount of \$19,995 (the low bid).

The Board wants input from the District Engineer on proposals for smaller units.

This item was deferred for input from Ms. Stewart and checking on the status of the floor.

Mr. Thomson asked about the scrap value of the old air conditioning equipment.

Ms. Stewart will be asked for her opinion of assembling and disassembling units; does this void the warranty.

#99062-C – Terminix Pest Control

The renewal is the same contract, same price. Contract expires April 7<sup>th</sup>.

Approval was recommended.

On MOTION by Mr. Yawn seconded by Mr. Tanenbaum with all in favor the renewal contract with Terminix Commercial for regular pest control service in the amount of \$888 for one year was approved.

#99062-D – Vanguard Cleaning Service

The contract expires April 5<sup>th</sup>. Approval was recommended.

On MOTION by Mr. Brickley seconded by Mr. Yawn with all in favor the renewal contract with Vanguard Cleaning Systems for cleaning services for one year was approved.

#99062-E – Waste Management (Dumpster)

This item will be revisited after the terms are clarified.

#99062-a – Wharton High School Swim Team

Mr. Thomson suggested looking at other Hillsborough schools. The history of the Wharton pool use should be reviewed to determine what payments have been made in past years.

It was noted the previous Wharton contract expired in October and they start usage again in August.

This item will be postponed until more data is obtained; at least two other school quotes.

Mr. Tanenbaum suggested including language in the agreement that Wharton is responsible for any damage to the facility/flooding and find out who makes the decision to approval a possible raise by Arbor Greene.

#99062-b – Julia Lamb aquatics program for fitness pool and locker room use.

The current contract expires May 31, 2012.

On MOTION by Mr. Yawn seconded by Mr. Brickley with all in favor the agreement with Julia Lamb for use of the fitness pool and locker rooms for conducting an aquatics program commencing on June 1, 2012 and ending May 31, 2013 was approved.

#99062-c – Davida Constant – Use of Fitness Room and Aerobics Room

The current contract expires at the end of April, 2012 and the new contract will commence May 1, 2012 and ending on April 30, 2013.

On MOTION by Mr. Brickley seconded by Mr. Yawn with all in favor the agreement with Davida Constant for use of the fitness room and aerobics room for conducting personal training programs commencing on May 1, 2012 and ending May 31, 2013 was approved.

#99062-d – Starka Fitness – Use of Fitness Room, Aerobics Room and agreed upon outside areas for personal training.

On MOTION by Mr. Yawn seconded by Mr. Thomson with all in favor the agreement with Starka Fitness for use of the fitness room and aerobics room and agreed upon outside areas for conducting personal training programs commencing on April 1, 2012 and ending March 31, 2013 was approved.

#475 – Club Treadmill #1

The Precor TRM 833 was recommended by Mr. Farrell; cost \$5,965.

Mr. Thomson suggested getting feedback on different models from resident users.

Mr. Tanenbaum questioned the need for a new treadmill; why not just repair.

A lengthy discussion on the treadmill issue ensued.

Mr. Farrell will get input from users on what kind of console is preferred and he will check to see what other brands of treadmills are out there.

Mr. Farrell offered to answer questions from the Board.

Mr. Thomson asked about the Miami Curbs.

Mr. Farrell noted seven Miami Curbs were replaced but, six are not draining correctly.

Mr. Tanenbaum asked about the Parkview picnic table and Mr. Farrell indicated he has ordered a new table.

#432 – Tennis Court Re-lamping Estimates

The document, Project 432, was explained by Mr. Farrell.

He indicated by the end of the year he will have replaced all the bulbs and he will propose budgeting for a catastrophic amount in the next budget.

It was reported approximately \$5,000 per year was spent prior to 2008 on lamp costs for the tennis courts.

The consensus of the Board was to monitor this for now.

Mr. Ricciardi reported he received an email from Mr. Miccolis, which he forwarded to the Board. In the email Mr. Miccolis questioned why the fountain could not be operated more and why will the Board wait until the 2013 budget review in order to increase the hours from a cost perspective. He also questioned when the repairs will be made on Arbor Greene Drive.

**EIGHTH ORDER OF BUSINESS                      Supervisors' Requests**

Mr. Yawn commented several ladies expressed their appreciation for the rose bushes at the entrance gate; they look pretty this year.

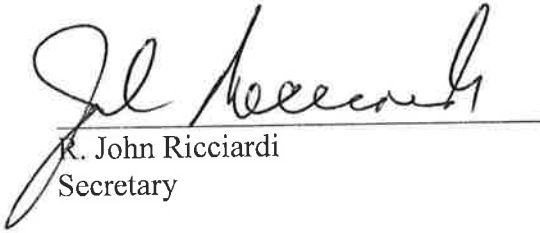
**NINTH ORDER OF BUSINESS                      Audience Comments**

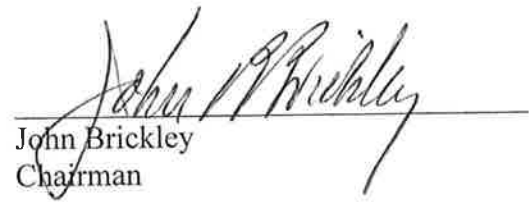
There not being any, the next item followed.

**TENTH ORDER OF BUSINESS                      Adjournment**

There being no further business,

On MOTION by Mr. Tanenbaum seconded by Mr. Yawn with all in favor the meeting was adjourned.

  
R. John Ricciardi  
Secretary

  
John Brickley  
Chairman