

**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, May 19, 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 Attorney
Harve Turner	General Manager

*The following is a summary of the minutes and actions taken at the May 19, 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 April 21, 2008 Meeting**

Mr. Brickley stated each Board member received a copy of the minutes of the April 21, 2008 meeting and requested any additions, corrections or deletions.

- Changes/Corrections were requested to be made on pages 2 and 4.

*The corrections were made and are made part of the public record.*

There being no further additions, corrections or deletions,

On MOTION by Ms. Nelson seconded by Mr. Lozicki with all in favor, the minutes of the April 21, 2008 meeting were approved as amended.

**THIRD ORDER OF BUSINESS**

**Approval of the April 30, 2008 Financial Statements**

- Mr. Brickley discussed the May 15, 2008 Budget Workshop.
  - Mr. Brickley, Ms. Nelson and Mr. Yawn were in attendance.
  - Revenue through the end of April was at 95.2% of budget. Assessment revenues are at 95%. This continues to look good.
  - Expenses were at 55.8% of budget.
  - Each category and section of the budget was reviewed and all are in good shape.
  - The concessionaire financial reports were reviewed and at the workshop it was recommended that there should be one policy for Arbor Greene, which is either all pay fees or no one pays fees. The recommendation, going forward, was no one will pay fees; particularly for new contracts in Fiscal Year 2009.
  - The 2009 Operations budget was reviewed and we are looking at a 2% growth, which equals approximately \$31,500.
  - There is one major action in the budget, which is to redo the tennis courts and this was a planned expense for Fiscal Year 2009.
  - There are two potential capital outlays; one is a swing set in the small park and the other is the purchase of pavement marking equipment and there is one potential reserve fund, which is the reserve for the tennis courts of \$5,000.
  - There were two recommendations to the Board; a letter to the residents that is required as a result of a proposed budget should use a budget figure of 105% of the proposed budget we have for Fiscal Year 2009, which is approximately \$1.79 Million. The second recommendation was for approval of the April financial statements.

On MOTION by Mr. Yawn seconded by Mr. Lozicki with all in favor, the Financial Statements for the period ending April 30, 2008 were approved.

**FOURTH ORDER OF BUSINESS**

**District Manager's Report**

**A. Distribution of the Proposed Operating and Debt Service Budget for Fiscal Year 2009 and Consideration of Resolution 2008-5 Approving the Budget and Setting a Public Hearing**

Mr. Ricciardi discussed the proposed budget included in each Board packet noting the following:

- As Mr. Brickley explained, there were two minor tweaks to the budget between what was viewed last month and today's budget. The expenditure, under Administration, Professional Services Trustee, under the year 2008 was \$9,500 and it has been reduced to \$3,000 with a savings of \$6,500. It is slightly offset by the change in the new audit service fee from \$11,000 to \$13,000.
- Other than the two changes above, the budget is the same as it was before.
- This is the beginning of the budget process and the Board will adopt the proposed budget tonight and over the next two months you can continue to tweak it, and the public hearing for the final adoption will be set.
- A motion will be required tonight to decide what you want to do with the 5% for the TRIM. Grossing up the budget by a certain percent is recommended to allow some flexibility between now and the time the final budget is adopted. Residents will receive a letter, which will indicate a little higher assessment on it, but that figure will be the highest maximum it can be and the Board will try to drop the figure down to where it is right now.

Ms. Nelson expressed her appreciation for Mr. Ricciardi regarding changing the original budget into an actual working budget.

Mr. Ricciardi recognized Mr. Turner's and Ms. Randal's hard work in putting the budget together and reported that Ms. Randal will be going on maternity leave in a week and the accounting will be taken over temporarily by Ms. Tiziana Cessna.

The Board expressed their best wishes to Ms. Randal.

- Mr. Brickley directed the following budget comments to the residents:
  - The economy in the country drove us through this budget process.
  - If we included the wish list received from residents, we would have been looking at an 8 or 9% increase in Operations and Maintenance and we felt we could not do that this year.
  - The debt service side is zero and has been taken care of.
  - At 2% on the Operations and Maintenance side, this equates to a 1% increase in your overall assessment for this year. Depending on the community, it is \$21 in some places and \$18 in other places.
  - This budget is about as bare bones as we could get, trying to maintain the property looking in the best condition it can be.
  - Contracts have been redone over this year and at this stage, given Mother Nature, there are things we cannot control, but we recognize that was where we needed to go both for maintaining the community, at the same time recognizing the economic factors we are all living with.

On MOTION by Ms. Nelson seconded by Mr. Yawn with all in favor grossing up the proposed Fiscal Year 2009 budget by 5% was approved.

Mr. Ricciardi explained that Resolution 2008-5 approves the proposed Fiscal Year 2009 budget and sets a public hearing date pursuant to Florida law. You will be approving the drafted budget, not adopting the final budget.

On MOTION by Mr. Yawn seconded by Mr. Brickley with all in favor Resolution 2008-5 approving the proposed budget for Fiscal Year 2009 and setting a public hearing for Monday, July 21, 2008 at 6:30 P.M. at the Gathering Room, Arbor Greene Community Center, 18000 Arbor Greene Drive, Tampa, Florida was adopted.

**B. Consideration of Arbitrage Rebate Services Engagement Letter from GNP Services, CPA, PA for Series 1998 Bonds**

Mr. Ricciardi explained this is the final arbitrage rebate calculation. The fee is \$1,000; it is less than the normal fee.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor the Chairman was authorized to execute the arbitrage rebate services engagement letter from GNP Services, CPA, PA for the Series 1998 Bonds.

**C. Discussion of Upcoming General Election Process**

Mr. Ricciardi explained the election is handled by the Hillsborough County Supervisor of Elections. There are three seats coming up for election in November. The qualifying period is from noon on June 16, 2008 through noon on June 20, 2008. It is recommended that if anyone is interested in qualifying for the open seats they should contact the Supervisor of Elections for further information.

Mr. Ricciardi briefly reported on the Carriage Homes Gate Entrance Agreement between the District and Carriage Homes. The contract was at the Lennar office for some time and we now have a signed agreement with them.

**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.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

A resident, Ms. Allred, Vice President of Membership of a local Moms Club, requested permission to use the clubhouse for their general meetings one time per month and would like to advertise in the newsletter for new members.

Ms. Nelson noted she was in favor of the group using the gathering room at the clubhouse.

Mr. Brickley requested that the scheduling of the meetings be coordinated with Mr. Turner.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor the monthly use of the gathering room at the clubhouse by the local Mom's Club, one evening per month, with scheduling to be coordinated with Mr. Turner was approved.

**SEVENTH ORDER OF BUSINESS**

**General Manager's Report**

Mr. Turner requested that the Board allow Mr. Farrell, the Club Manager give a presentation of the tennis court reservation system.

Mr. Farrell handed out a copy of the Tennis Court Usage Report and noted the following:

- He has lived at Arbor Greene almost 7 years, played tennis during that time and worked here for a little over a year. He has been a player, team captain, recreational player and club manager.
- He feels the tennis courts need a reservation system. Currently if you want to play tennis at Arbor Greene, you show up, look at the board and see if there is time available to play. You cannot sign up to play unless you are physically at the court. If you want to play at 7 PM, you need to start signing up at about 6 PM.
- Seven tennis clubs were contacted for information on how they handle their tennis court scheduling.
- One of the residents in the community recommended Reserve My Court as outlined in sheet "A" of Mr. Farrell's report. It is an internet based system and you can also access it by phone.
- Mr. Farrell continued his report and the Board suggested exploring if the on-line system could be linked through the Arbor Greene website. Mr. Farrell and Mr. Turner will contact the District's webmaster to discuss other avenues available and evaluate other commercially available software packages, at the request of the Board.

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

- Irrigation technical services contract. It was recommended to the Board to approve the extension of this contract for a two year period.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor extending the contract with IFS (Irrigation Technical Services) for a two year period, effective May 25, 2008 was approved.

On MOTION by Mr. Yawn seconded by Mr. Lozicki with all in favor renewing the contract with Mariella Smith, Preschool Learning Enrichment Program was approved as amended.

- Request from Daytime Yoga Instructor to use the Gathering Room for daytime Yoga classes. There was no action required on this issue.
- TrainSmart Tennis Program Contract with Alan Williams. It was requested that the contract be for two years as opposed to one year. It was recommended that the requested changes be made to the contract.

On MOTION by Mr. Yawn seconded by Mr. Lozicki with all in favor the contract with Mr. Alan Williams (TrainSmart Tennis Program) continuing for two years and to include a 90 day notice if the CDD wishes to impose fees for use of the tennis courts was approved.

- Contract renewal for Plantz Interior Plant Specialists. This company maintains the indoor plants and a couple that are on the patio outside. Approval of the contract was recommended.

On MOTION by Mr. Lozicki seconded by Mr. Yawn with all in favor renewing the contract with Plantz Interior Plant Specialists for one year at \$2,139 was approved.

- Expired insurance. It was recommended that procedures for this issue be established and the District notify the vendors 60 days in advance of the insurance expiration date. If the vendor allows the insurance to expire, they should not be allowed to provide their services to the District or to do any work

for the District until a current copy of the insurance policy is submitted. The Board authorized Mr. Turner to inform vendors that they will not be allowed to be on District property and provide their services unless an insurance renewal certificate is provided to the District.

- Unresolved issues; trespassing behind resident's homes for fishing and or other activities. It was recommended that the Board adopt a policy restricting activities, on District land, behind residents' homes, such as fishing, parties or trespassing.

The Board discussed the matter and suggested putting the following statement in the newsletter monthly: "Fishing in the 91 acres of our 23 lakes and 12 ponds in Arbor Greene is permitted in the common areas of the community. However, fishing or any other activity directly behind a resident's house, without their express permission, is not permitted".

- SWFWMD Annual Report. PSI Engineering submitted a proposal to complete the District's 2007 Annual Report for \$10,780, which is \$2,330 more than the fee charged to complete the 2006 report. Another engineering firm, Wilson Miller submitted a proposal in the amount of \$7,390, which includes possible reimbursable expenses up to \$800. The report is due to SWFWMD by 9-30-08. It was recommended to the Board to approve the Wilson Miller proposal.

On MOTION by Mr. Yawn seconded by Mr. Lozicki with all in favor the proposal from Wilson Miller to complete the annual SWFWMD report for 2007 in the amount of not to exceed \$7,390 was accepted.
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*The record will reflect Mr. Robin left the meeting.*

- Tree trimming service for Arbor Greene residents. It was recommended to refer this action to the HOA and if they can find a contractor to submit a bid to the residents for tree trimming, the CDD will advertise at no charge in the newsletter. It was noted that resident's have already started taking care of the tree trimming issues.



*A copy of the General Manager's Report is attached hereto and made part of the public record.*

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Yawn addressed the following:

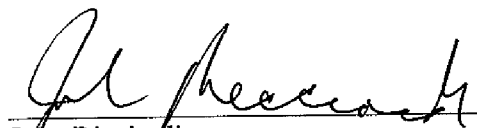
- The Parkview Gate. The area where the exit gate was repaired, where the hinge is attached, they left some gaps or cracks around the hinges, which is unsightly looking. Mr. Turner will follow up on this.
- On the properties that are in foreclosure or for sale, the yards are being allowed to deteriorate. It was noted this is an HOA issue. Mr. Turner will send an email to the HOA regarding this issue.
- There is concern about wildfires in the conservation areas/wetlands. Should there be a "controlled burn" on those properties? Mr. Ricciardi will inquire about this matter.
- Can the edge of the sidewalk be cut with a saw to cut roots so trees will not damage sidewalks? Mr. Turner will check on this.

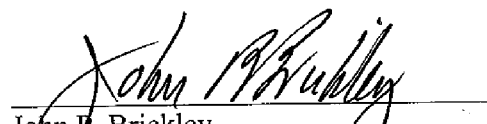
**TENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
John Ricciardi  
Secretary

  
John P. Brickley  
Chairman