

**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, November 23, 2009 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
Michael Lozicki	Co-Vice Chairman
Adam Tanenbaum	Assistant Secretary
T. Dorsey Yawn	Assistant Secretary

Also present were:

John Ricciardi	District Manager
Harve Turner	General Manager
Audience Members	

The following is a summary of the minutes and actions taken at the November 23, 2009 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 October 19, 2009 Meeting

Mr. Brickley stated each Board member received a copy of the minutes of the October 19, 2009 meeting and requested any additions, corrections or deletions.

On MOTION by Mr. Lozicki seconded by Ms. Nelson with all in favor the minutes of the October 19, 2009 meeting were approved.
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THIRD ORDER OF BUSINESS

**Approval of the October 31, 2009
Financial Statements**

Mr. Brickley reported on the November 19, 2009 Budget Workshop noting the following:

- The District is in good shape; the balances will cover the first two or three month's expenses. Revenue was at a little less than 1% of budget right now due to this being the first month of the fiscal year. We are at a little bit more than 8% of expenses, which is on track for a 12 month period.
- Bonds were discussed and there was a question of public versus private bonds and could the CDD use private bonds as opposed to public.
Mr. Ricciardi noted because the District is a government entity the District is required to use tax free municipal bonds. Government entities require tax free bonds. Regarding the limited access issue, even if the bonds were paid off the District is still a government public entity; just like the government owns parks and recreational facilities where public access is granted. Most likely access would continue even if the bonds are paid off because they originally were built with public money.
This District owns the roads and other assets within the community but you are a government and you were established by ordinance through the courts so that you are a public entity.
- The Revised Non Ad Valorem Special Assessment display provided by the District Accountant was considered and accepted as it is much clearer than the former document.
- The financial statements for the end of October, 2009 were recommended for approval.

On MOTION by Mr. Tanenbaum seconded by Mr. Lozicki with all in favor the financial statements as of October 31, 2009 were approved.

NINTH ORDER OF BUSINESS

Audience Comments

Ms. Belcher submitted a proposal to the Board regarding permission to hold the 2nd Arbor Greene Women's Charity Tennis Tournament on December 6, 2009 between 1 and 4 P.M. on courts 1 through 7.

A copy of the memorandum/proposal is attached hereto and made part of the public record.

On MOTION by Ms. Nelson seconded by Mr. Tanenbaum with all in favor the request to hold the 2nd Arbor Greene Women's Charity Tennis Tournament on December 6, 2009 between 1 and 4 P.M. was approved.

Ms. Jackson of 10106 Arbor Greene Drive reported having a problem with neighbors parking in front of her home, blocking her mailbox. She has received notices from the post office asking that cars be moved from blocking the mailbox. The HOA has sent notices to the offending resident, but they have not complied.

Mr. Brickley noted the Board will confer with the HOA and try to resolve this issue.

Mr. Boucher of the Neighborhood Watch group reported on concerns over the use of the community gym by non-residents.

A proposal for increased security using "Magnetic Badging" was discussed.

It was noted the current security system needs to be upgraded.

Ms. Nelson questioned if guests to the weight room should be prohibited.

On MOTION by Ms. Nelson seconded by Mr. Tanenbaum with all in favor authorizing the utilization of off duty law enforcement officers to supervise Arbor Greene clubhouse up to 4 hours per day, up to 5 times per week at hours designated by the Arbor Greene General Manager was approved.

On MOTION by Mr. Tanenbaum seconded by Mr. Brickley with all in favor amending the previous motion by adding "lock all doors to clubhouse except the main door at 8:00 P.M." was approved.

A discussion regarding residents guests using the facilities ensued.

On MOTION by Mr. Tanenbaum seconded by Mr. Yawn with all in favor the policy of allowing residents to bring 2 guests/visitors to the weight room/fitness center without first obtaining a guest pass was eliminated and amended whereby effective January 1, 2010 2 guests/visitors per resident family will be allowed access to the weight room/fitness center only upon the resident first/in advance obtaining a guest pass for each guest.

FOURTH ORDER OF BUSINESS

District Manager’s Report

Mr. Ricciardi explained the Tennis Reserve item in the financials was modified as requested and the terminology in the financials was modified regarding Contract Utility.

As requested by Mr. Yawn at the last meeting, other firms providing arbitrage rebate calculations are Berger, Toombs, Elam Gaines and Frank, Grau & Associates and AMTEC. Deloitte is the firm the District has engaged to provide this service and they have lowered their fee.

Parking rules were discussed with the District’s Attorney. He supported the formal rule making approach because a public hearing gives the Board an avenue to communicate specifically what they want to do. Public input will be on record if the rule is questioned. The “rule development” will need to be noticed and a public hearing on discussion and approval of the rule will also need to be noticed in the newspaper.

A lengthy discussion on parking, overnight parking and towing vehicles ensued.

FIFTH ORDER OF BUSINESS

Attorney’s Report

There not being any, the next item followed.

SIXTH ORDER OF BUSINESS

Engineer’s Report

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS

General Manager’s Report

Mr. Turner reported on the following items of his report:

- Missing Streetlight Pole – the missing pole was located at 10126 Deercliff Drive.

On MOTION by Mr. Lozicki seconded by Ms. Nelson with Mr. Brickley, Ms. Nelson, Mr. Lozicki and Mr. Yawn voting Aye and Mr. Tanenbaum voting Nay replacing and installing the streetlight at a cost of not to exceed \$2,700 was approved.

- Enclave Gate Hit by Commercial Vendor – A letter was sent to the insurance company and they increased the settlement to \$6,351.10, which results in only a 10% loss for depreciation.

On MOTION by Mr. Tanenbaum seconded by Mr. Brickley with all in favor the insurance company settlement in the amount of \$6,351.10 was accepted.

- Purchase and Installation of State Law *Stop/Yield to Pedestrians within Crosswalks* signs –

Mr. Tanenbaum Moved to install the *stop/yield* signs on the existing signs. There being no second the motion died.

On MOTION by Mr. Lozicki seconded by Ms. Nelson with all in favor taking no action on the pedestrian sign installation at this time was approved.

- Community Center Mat Service Cancellation – It was recommended to terminate the entrance mat cleaning contract with Cintas.

On MOTION by Mr. Tanenbaum seconded by Ms. Nelson with all in favor cancelling the Cintas contract effective December 21, 2009 and approving the amendment to the cleaning maintenance agreement for a total cost of \$945 per month effective December 22, 2009, plus the cost for mats was approved.

- Vendor Request to Renew Bar Code – Recommend to Board to adhere to policy of only issuing bar codes to residents.

This item was tabled until the vendor comes before the Board.

- Disposal of Cocktail Table to Charity – The consensus of the Board was to approve donating the table to charity.
- Install two light poles along the sidewalk between the tennis courts – The consensus of the Board was to table this item.

Current Unresolved Actions/Issues

The HOA is not willing to enforce tree trimming. The CDD has the option to have the trees trimmed and a special assessment will be attached to the community involved.

Mr. Turner will inform the HOA that if they do not enforce the tree trimming, the CDD will do it. Mr. Ricciardi will check with Ms. Karen Ellis to see if at budget time the District could levy a tree trimming assessment to recapture costs.

Mr. Tanenbaum asked about item 3c (Restitution payment for Trace Playground fire damage) and Mr. Ricciardi explained the status of the issue.

The consensus of the Board was to take no legal steps to recover the balance of the money owed to the District by the juvenile who damaged CDD property.

Mr. Turner reported he is working on getting a website contract.

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

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Tanenbaum asked Mr. Turner to look into other options regarding stopping at crosswalks.

Ms. Nelson asked who hit the light by the gate and Mr. Turner noted it was the guard who is no longer working at the gate. The light has been fixed.

Mr. Tanenbaum asked why the minutes summaries are not in the Arbor Greene Gazette.

Mr. Brickley responded he is not writing the summaries any longer.

It was suggested that a notice be put in the Gazette that the CDD meeting minutes are posted on the website.

TENTH ORDER OF BUSINESS

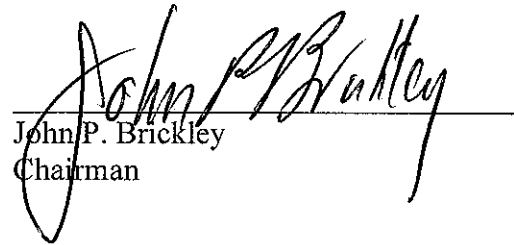
Adjournment

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 P. Brickley
Chairman