

**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, October 20, 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
David Bootcheck	Co-Vice Chairman
T. Dorsey Yawn	Assistant Secretary
Michael Lozicki	Assistant Secretary

Also present were:

John Ricciardi	District Manager
Harve Turner	General Manager
Residents	

*The following is a summary of the minutes and actions taken at the October 20, 2008 Arbor Greene Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the September 22, 2008 Meeting**

Mr. Brickley stated each Board member received a copy of the minutes of the September 22, 2008 meeting and requested any additions, corrections or deletions.

There not being any changes,

On MOTION by Mr. Yawn seconded by Mr. Bootcheck with all in favor, the minutes of the September 22, 2008 meeting were approved.
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**THIRD ORDER OF BUSINESS**

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

- Mr. Brickley discussed the October, 2008 Budget Workshop.
  - The workshop attendees were, Mr. Bootcheck, Mr. Lozicki, Mr. Brickley, Mr. Yawn, Ms. Nelson and Mr. Turner.
  - The unaudited financial statements as of September 30, 2008 were reviewed.
  - The revenue was at 102% of budget.
  - The expenses were at 89.4% of budget.
  - The Fiscal Year 2008 books will remain open through the end of October to record late arriving expenditures.
  - The overall account balance is more than sufficient to cover the October and November Fiscal Year 2009 expenses pending receipt of the annual assessment income.
  - The workshop attendees recommended that the Board approve the September financial statements.

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

**FOURTH ORDER OF BUSINESS**

**District Manager's Report**

Mr. Ricciardi reported on the following:

- The audit engagement fee to perform the Fiscal Year 2008 audit is \$12,000 and not \$13,000 as originally noted. Ms. Falcone, in the Accounts Payable Department found that the auditor had previously agreed to prepare the 2008 audit for \$12,000.
- The District's current insurance company advised us that the insurance premiums will go up by approximately \$6,000, which would push the District above the budget for insurance.

We bound the policy and we are going out for a new insurance quote from one of the preferred government insurance agencies, with the Chairman's approval. The

new insurance quote will be brought before the Board for approval. The current premiums are being paid quarterly.

- The insurance claims received from Ms. Rudder have been submitted to the insurance carrier but they have not responded yet.
- The Qualified Public Depository issue regarding the District's investments was discussed. Included in the letter emailed to the Board regarding the District's deposits was the consideration of the option to decrease the exposure with one banking institution and spreading it out or investing excess funds in certificates of deposits.

When the District's assessments start coming in, the Board may want to consider depositing some funds with other big banking institutions. At the December meeting the Board may want to discuss directing Severn Trent to further diversify District funds.

*The record will reflect Ms. Nelson joined the meeting.*

**FIFTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Brickley noted that the attorney was not present but he has answered questions submitted by the General Manager regarding the trees in the areas between the streets and the sidewalks, as to who owns them. Basically, the CDD owns them but according to the deed restrictions, trimming maintenance it is up to the individual homeowner. There appears to be five or six streetlights located in such a position that we are unable to clear the trees without damaging them. Estimates for having some of the streetlights moved will be discussed at a later time.

A response from Mr. Robin was also received regarding another question from Mr. Turner, which was when a property owner leases their property, who retains the rights to use the facilities? Mr. Robin confirmed that only one family or household that has the use rights for each residential property retains the rights to use the facilities.

*The record will reflect Mr. Lozicki joined the meeting.*

**SIXTH ORDER OF BUSINESS**

**Engineer's Report**

There being no report, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**General Manager's Report**

Mr. Turner referred to the General Manager's Report with highlights as follows:

- Mr. Veinger of Heather Sound presented a proposal to the Board for use of the gathering room to showcase and sell musical band and orchestra instruments.

The dates requested are December 13, 2008 and December 20, 2008 and Mr. Turner will check the schedule for room availability. If the Board approves the activity, the dates can be worked out.

Mr. Brickley recommended the Board approve the proposed activity pending availability of the gathering room.

On MOTION by Mr. Brickley seconded by Ms. Nelson with all in favor the request made by Mr. Veinger to use the gathering room to showcase and sell musical band and orchestra instruments was approved pending verification of room availability with Mr. Turner.

- Replacing the Nautilus Elliptical Machines – Board consensus was to replace both elliptical machines.

On MOTION by Mr. Brickley seconded by Ms. Nelson with all in favor replacing 2 Nautilus elliptical machines with 2 Precor machines (one with movable arms and without arms) at a cost of not to exceed \$11,000 was approved.

- Physical trainer and Aerobics Instructor, Carol Ann, requested approval for one of her instructors to conduct some of her classes at Arbor Greene. Board consensus was to approve the request, pending individual insurance certifications and FDLE clearance, if applicable.
- Purchase of In-House Street Pavement Marking Machine at a cost of \$6,745.15. The company will offer training but Mr. Turner feels it will be a challenge to do this work with limited maintenance staff. It was also noted that it has been approximately ten years since most of the stripes on the streets have been painted and it will take two complete paintings to realize a return on the investment.

The purchase of this item was deferred until competitive bids could be obtained for having the striping done by a road striping company in order to compare the costs involved.

- Request from Non-resident to use the fitness pool for a swim team – Ms. Lamb submitted a revised schedule requesting use of the fitness pool Monday through Friday, from 5:00 P.M. to 7:30 P.M. Swim team participants would be comprised of 87% non-residents of Arbor Greene.

On MOTION by Mr. Brickley seconded by Mr. Lozicki with all in favor the request submitted by Ms. Lamb for use of the fitness pool was denied.

- Swim coach, Ms. Renee White, will be asked to appear before the Board to discuss renewing her contract with the District.

- Tree root pruning along sidewalks – List and cost proposal will be presented at the next Board meeting.

- Tree trimming to prevent damage to street light globes – A list of 77 addresses was compiled that had trees that need trimming. Owners of residences on the list were notified and a recent check identified 41 trees that still need trimming. Six streetlight poles that are too close to trees will need to be moved and cost estimates will be obtained.

- Tennis court resurfacing – Mr. Turner is still working with Welch Tennis to rectify problems with standing water.

- Swim Kids USA – Swim instructions going very well but having problems getting copies of waivers.

- Study on facility usage.

*A copy of the Arbor Greene Community Center Monthly Hourly Usage of Facilities for Fiscal Year 2008 prepared by Mr. Turner is attached hereto and made part of the public record.*

- Water use variance – Approval from the Water Department was granted to continue irrigation by turf rotors in Satellite Zone 4 on Wednesday from midnight until 8:00 AM.

- Standing water in Heather Sound – work to correct problem (ditch, grading) is underway.

- The AED device was received and nine CDD and club staff has completed training.

- Entry sign will be repaired this week.
- Motion sensors for two weight rooms to save electricity at a cost of \$1,895 were discussed and decision was deferred to a future meeting.
- Street sweeping was estimated at a \$500 flat rate for all roads in Arbor Greene.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Bootcheck expressed his disappointment with support from the Tampa Police Department on the bus stop safety issue and the follow up on parking issues.

Mr. Turner indicated he is working with the Tampa Police Department to look at the problem at bus stops.

Ms. Nelson inquired about what is happening with the boardwalks.

Mr. Turner replied that the boardwalk will be pressure washed and sealed and he is getting estimates.

Presentation to Mr. David Bootcheck

Mr. Brickley reported that Mr. Bootcheck will be leaving the Board of Supervisors and presented a plaque as a token of the Board's appreciation to Mr. Bootcheck on behalf of the entire Board.

Mr. Bootcheck thanked Ms. Nelson for encouraging him to serve on the Board. He noted the residents of Arbor Greene do not quite understand what good shape they are in from both the Board positions, the General Manager's position, staff positions and the facilities and they should sleep well at night knowing the Board has their best interest in mind. He also thanked Mr. Brickley for his leadership.

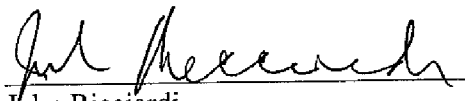
Mr. Brickley thanked and acknowledged Mr. Ricciardi for his input on the plaque presentation.

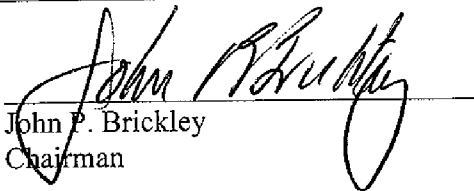
**TENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
John Ricciardi  
Secretary

  
John P. Brickley  
Chairman