

**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 22, 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
Christine Nelson	Vice Chairperson
Adam Tanenbaum	Assistant Secretary
Toby Thomson	Assistant Secretary
T. Dorsey Yawn	Assistant Secretary

Also present were:

John Ricciardi	District Manager
John Vericker	District Counsel
Bob Farrell	General Manager

3 Residents

The following is a summary of the minutes and actions taken at the October 22, 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
September 24, 2012 Regular Board
Meeting**

Each Board member received a copy of the minutes of the September 24, 2012 meeting and any additions, corrections or deletions were requested.

A correction to an item on page 7 was requested and will be made part of the final minutes.

On MOTION by Ms. Nelson seconded by Mr. Yawn with all in favor the minutes of the September 24, 2012 meeting were approved as amended.

THIRD ORDER OF BUSINESS

**Approval of the September, 2012
Financial Statements**

Mr. Brickley reported on the October 18, 2012 Workshop meeting noting the following:

- Revenue is at 100% of budget.
- Expenses are at 91.2%.
- The assessment income is at 100% of budget.
- Severn Trent Accounting staff added the percentages on to the Trend Report by line item.
- We talked about contracts that were approved and money was not spent. Mr. Ricciardi noted the unspent money from the previous year budget goes into Unassigned. It formerly was called the Carry Forward Surplus and is now called Unassigned.

Ms. Linda Emanuel of Parkview asked if there is an excess in unassigned funds why isn't it refunded to residents.

The response was the District is trying to build up the Reserves.

The workshop Board members recommended approval of the September financials.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor the September 2012 financial statements were approved.

On MOTION by Mr. Tanenbaum seconded by Mr. Thomson with all in favor the following was approved: "Assign" funds as follows: \$12,700 to Reserve Clubhouse, \$13,400 to Reserve Pool, \$1,500 to Reserve Fountain, \$6,000 to Reserve Lakes, \$18,000 Reserve Stormwater System, \$12,300 to Reserve Irrigation System, \$15,000 to Reserve Roadways, \$36,000 to Reserve Landscaping and Grounds *(a new line item to be created).

FOURTH ORDER OF BUSINESS

District Manager’s Report

Mr. Ricciardi indicated Mr. Vericker is attending this meeting to discuss Resolution 2013-1 regarding the CDD authorizing the Arbor Greene HOA to enforce parking restrictions set forth in the covenants on District streets.

FIFTH ORDER OF BUSINESS

Attorney’s Report

Resolution 2013-1 was discussed and the following was noted by Mr. Vericker:

- The HOA cannot adhere to the insurance requirement in Resolution 2010-1 adopted by the Board in 2010.
- There is minimal risk to the CDD.
- The indemnification agreement needs to be enhanced.
- The towing company will be asked to add the CDD as an additional insured.

Mr. Tanenbaum asked if the reference to item 2 of the resolution could be adjusted and adjust indemnification before approving and insert the word “*Revised*” Indemnification Agreement.

Mr. Tanenbaum MOVED and Mr. Thomson seconded to amend paragraph 2, line 2 of Resolution 2013-1 by striking the word “*an*” which precedes *indemnity agreement* and add the words “*a new and revised*”.

A discussion on the amendment ensued.

Mr. Ricciardi noted if the Board is comfortable with the verbiage changes as discussed, this resolution will be presented as amended, to the Board at the next meeting.

Mr. Yawn suggested step one is getting the Indemnity Agreement modified and then go forward with the resolution.

On VOICE Vote with Mr. Tanenbaum, Mr. Thomson, Mr. Brickley and Ms. Nelson voting Aye and Mr. Yawn voting Nay the previous motion was approved.

Mr. Vericker indicated the indemnification needs to ensure the towing company has insurance and is licensed.

FOURTH ORDER OF BUSINESS (continued) District Manager’s Report

The following follow up items were noted:

- The landscape inspection report was received for October 2, 2012.
- A letter was received from the Florida Dept. of Environmental Protection regarding the NPDES Permit and they accepted the annual report as submitted and we are waiting to hear back about our Notice of Intent for the next cycle.

The recent public records requests received by Severn Trent were explained.

SIXTH ORDER OF BUSINESS

Engineer's Report

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS

General Manager's Report

- Item #99062 – Contract renewal; Royce
- Item #506 – HOA Parking
- Item #741 – Sidewalk Cleaning

The estimate for sidewalk cleaning of \$2,100 was not adequate. The new estimate is not to exceed \$3,350, but the actual proposal is \$3,043.

Mr. Tanenbaum questioned the contingency amount included in the estimate.

Mr. Thomson MOVED and Mr. Yawn seconded to approve Item #741, Sidewalk Cleaning at a cost of not to exceed \$3,350 on the dates outlined by Ricks Pressure Cleaning (12/20/12 – 1/15/2013).

Ms. Nelson and Mr. Tanenbaum expressed their opinion that the cleaning will not be done until January and recommended not waiting until December 20th to begin the work.

On VOICE Vote with Mr. Thomson, Mr. Yawn and Mr. Brickley voting Aye and Ms. Nelson and Mr. Tanenbaum voting Nay the previous motion was approved.

- Item #99016 – Sidewalk Repairs

Mr. Tanenbaum expressed his opinion on the way the sidewalk repairs were conducted. He indicated instead of repairing the most needed areas, all repairs in the Preserve were repaired.

Mr. Farrell explained the circumstances surrounding the sidewalk repair project.

A lengthy discussion regarding the sidewalk repair ensued.

The current proposal for sidewalk repairs is \$40,043.

Mr. Tanenbaum asked how expensive a grinding machine would be.

Mr. Thomson MOVED and Ms. Nelson seconded to approve and proceed with Item #99016 as outlined in the proposal (sites, costs) in the amount of not to exceed \$40,043.

Ms. Nelson inquired if this project will be coordinated with the sidewalk cleaning project.

Mr. Farrell responded almost all of the sidewalk cleaning will already be done.

A resident, Mr. Doug Summerfield, asked about the sidewalk repair in his community.

On VOICE Vote with Mr. Thomson, Mr. Yawn, Mr. Brickley and Ms. Nelson voting Aye and Mr. Tanenbaum voting Nay the previous motion was approved.

- Item #819 – Painting and Repairing Clubhouse

This item was put in the budget in March.

The summary sheet included in the General Manager's Report was referred to. Detailed quotes were attached to the summary sheet. All vendors were invited to refresh their quotes and have done so.

It was recommended to proceed with Motts, the low bidder, at a cost of not to exceed \$39,000. The budgeted amount for this project was \$40,000.

Mr. Thomson asked if feedback from the community regarding the color of the clubhouse should be obtained before proceeding.

Mr. Tanenbaum recommended that an engineer evaluate the repairs needed for the clubhouse.

Mr. Tanenbaum MOVED and Mr. Thomson seconded tabling this item to allow the District Engineer to evaluate the clubhouse building and present a list of things that need to be repaired.

On VOICE Vote with Mr. Tanenbaum, Mr. Thomson, Mr. Brickley and Ms. Nelson voting AYE and Mr. Yawn voting Nay the previous motion was approved.

Mr. Ricciardi suggested having a painting committee come up with two color options for the clubhouse to be considered by the Board.

Board consensus was to hold off on the issue of color for the clubhouse.

- Item #556 – Tennis Court Light Pole

A discussion on the engineering inspections of the light poles ensued.

A copy of a report from WilsonMiller Stantec and a copy of a proposal from Welch Tennis Courts, Inc. were included in the General Manager's Report and will be made part of the public record.

The Welch Tennis Courts, Inc. proposal is for \$23,210; they are the original vendor that installed the poles.

Other proposals can be obtained.

Mr. Ricciardi will work with Mr. Farrell to obtain other proposals from vendors for the light pole replacement on the tennis courts. The proposals should indicate parts costs and labor costs separately.

- Item #822 – Tree Trimming

Mr. Tanenbaum expressed his concerns regarding the HOA contracting to cut CDD trees near the sidewalks. His opinion is the CDD should do it.

Mr. Thomson noted it is a good idea, but potentially could be very costly as there are over 1,000 trees.

Ms. Nelson noted she would like to have the trees that are surrounding the lights worked on; we should take control of that.

Mr. Farrell reported we are having the trees trimmed near the concrete light poles along the main thoroughfares that are being obscured. All the others on the main thoroughfares, not in the villages, were trimmed approximately two years ago.

The proposal from Valley Crest included in the General Manager's Report is for trimming limbs to provide light clearance on 35 street lights as per the map provided by Valley Crest.

A discussion ensued regarding residents who refuse to maintain their trees.

Mr. Tanenbaum raised the issue of can the HOA trim CDD trees in lieu of residents who refuse to maintain them.

Mr. Farrell indicated we do not have a complete report on the number of trees owned by the CDD. We are waiting for the City to come out to tell us what needs to be done to some of our Oak trees in Devonshire that have some kind of bug infestation.

Mr. Tanenbaum requested Mr. Ricciardi ask District Counsel what the CDD Board's authority is with respect to the trees vis-à-vis with respect to the HOA.

- Item #773 – Street Sign Names

All the signs (signs within the village, not at the intersection of a village and a main artery) were done in 2006. All street name signs were changed at that time.

The cost to change all the internal signs would be approximately \$5,000 to \$6,000.

Mr. Farrell recommended replacing 20 of the worst signs.

Ms. Nelson recommended changing signs in the entire community, keeping the community consistent, since the cost is not all that much.

Board consensus was to replace 20 signs.

Mr. Farrell gave an update on the Tennis Court Parking Lot Landscape Improvement Project; we are doing fine. The striping will be done on Thursday.

- Item #373

Ms. Stewart will attend the November meeting to update the Board on ADA equipment.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Tanenbaum discussed the Arbor Greene website. The website does not clearly identify the color for mailboxes. The CDD site only identifies mailbox paint from Creative Mailboxes.

Board consensus was to approve posting mailbox colors, HOA Covenants and a link to Green Acres (the HOA management company) on the Arborgreene.org website; with a disclaimer as recommended by Mr. Ricciardi.

Mr. Farrell answered a question regarding Verizon; the bill is broken out by phone, split out as indicated on page 5 of the phone bill.

Mr. Farrell reported the locked gate by the pool and tennis court will be revised to be in compliance with code, but it is still planned to be kept locked.

Mr. Tanenbaum asked if the gate by courts 3 and 8 can be unlocked on limited hours during the week so people can park in the back.

NINTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

A plaque was presented to Mr. Brickley for his dedication and service to the community.

Ms. Nelson stated it has been a pleasure and honor to serve on the Board with Mr. Brickley.

Mr. Brickley stated he enjoyed his time on the Board, recognizes there will be some changes and he has full confidence in the resident Board and the community is in good hands.

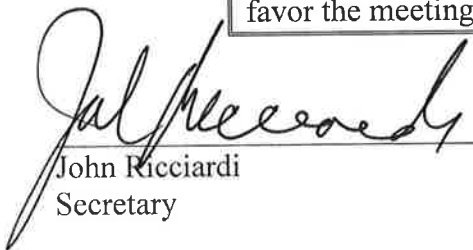
Mr. Ricciardi stated he and Severn Trent and the other District Consultants appreciate all Mr. Brickley has done for them and he will miss working with him.


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


ADAM TANENBAUM
Chairman