

**MINUTES OF REGULAR 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, September 18, 2006 at 6:30 p.m. in the Gathering Room, Arbor Greene Recreation Center, 18000 Arbor Greene Drive, Tampa, Florida.

Present and constituting a quorum were:

John Brickley	Chairman
David Bootcheck	Co-Vice Chairman
Christine Nelson	Co-Vice Chairperson
T. Dorsey Yawn	Assistant Secretary

Also present were:

Bob Fernandez	District Manager
Mark Straley	Straley, Robin & Williams
Harve Turner	General Manager
Gary Smith	Arbor Greene Maintenance
Steve Corcoran	Resident

The following is a summary of the minutes and actions taken at the September 18, 2006 Arbor Greene Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Brickley called the meeting to order and called the roll.

ELEVENTH ORDER OF BUSINESS

Audience Comments

- Mr. Corcoran discussed the following issues:
 - Installation of safety lights at the playground areas in the Trace and Landing Communities, of which the Board is awaiting bids.
 - Cleanliness of the exercise facility and restrooms.
 - The safety of the weights in the free weight area.
 - Some staff members do not seem to be aware of all the rules.
- Possible Solutions:

- Staff members should ensure the weights and benches are stored properly at the end of the evening.
- Staff needs to more closely scrutinize who is using the facility.
- Installation of a lock system activated by a bar code card.
- Photo ID badges for staff.
- Installation of a counter for a staff member to sit at and monitor who is entering and exiting the facility.
- What staff is currently doing:
 - Staff cleans the exercise equipment several times per week.
 - A checklist was established for cleaning of the restrooms.
- Mr. Corcoran was asked to come back at the November meeting and let the Board know whether or not he sees any improvement.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the August 21, 2006 Meeting

Mr. Brickley stated each Board member received a copy of the minutes of the August 21, 2006 meeting and requested any additions, corrections or deletions.

- The minutes should be more concise and they are still too lengthy.
- On Page 21 under the eighth order of business in the first bullet, *Morris* should replace *Morse*.

On MOTION by Ms. Nelson seconded by Mr. Bootcheck with all in favor the minutes of the August 21, 2006 meeting were approved as amended.

THIRD ORDER OF BUSINESS

Approval of the August 31, 2006 Financial Statements

- The Board asked Severn Trent to add a third column to the general fund display showing the variance and carrying it forward.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor the August 31, 2006 Financial Statements were approved.

FOURTH ORDER OF BUSINESS

Audit Selection Committee Process

A. Audit Ranking Recommendations

B. Authorization to enter into a Three Year Contract with the Selected Audit Firm

- The Audit Committee made a recommendation to the Board to accept the bid of Shinn & Co. for the Fiscal Year 2007 audit, which was accepted and approved during the Audit Committee meeting.

SIXTH ORDER OF BUSINESS

Attorney's Report

- The June 1998 Bond Issue was discussed.
- The reserve account associated with the 1998 bond issue was reduced to zero since those bonds were completely paid off when the new bonds were issued in June.
- The accountant for the Arbor Greene Joint Venture brought up the fact there was a promissory note which the District entered into which was to be paid with excess funds from the debt service reserve fund.
- Infrastructure was built with the proceeds of the 1998 bonds, and the developer agreed to serve as a project manager to oversee the construction activities for a fee, but there was no money in the construction budget to pay the fee.
- The debt service reserve fund is required for use in the event of a default before the bondholders foreclose.
- The District agreed to give the developer a note in an amount equal to the debt service reserve fund for the 1998 Bond Issue.
- This note never came up in connection with the refunding; did not appear on the District's financial statements; and did not appear in the audit.
- The original amount of the note was \$329,000 and the present balance is estimated to be approximately \$200,000, with the last recorded payment made on April 26, 2005.
- District Counsel is trying to determine whether or not the District may continue using the debt service reserve fund surplus in order to discharge the obligation.
- The current refunding issue and associated Trust Indenture stipulates the funds are only to be used to shorten the term of the bonds.
- Mr. Straley found the 1998 Bond Indenture documents in his closed files.

- Mr. Straley believes the District should get someone on the outside to look at this.
- The Board can also continue to service this with the funds from the O&M budget.
- The signed original note is held by Arbor Greene Joint Venture.
- The District is technically in default since the payment was not made.
- Severn Trent should have an accurate accounting of the principal and interest along with the exact amount of debt which remains at the next meeting.
- Mr. Fernandez believes the gentleman who represented the District for Severn Trent when the bond issue was originally established resigned from Severn Trent. Therefore, the payment schedule probably matches his tenure and he was not willing to share the understanding and knowledge of this arrangement.
- No formal demands for payment have been received.
- The Board discussed the possibility of Mr. Straley sending a formal letter to Keefe McCullough outlining the situation and asking them why this was not uncovered in the last audit.
- Mr. Benson of Keefe McCullough told Mr. Fernandez the nature of the obligation did not warrant reporting or recording since it is only an obligation to the extent a surplus exists in the debt service reserve fund.
- A written, detailed report of the entire situation for the Board's approval as well as District Counsel and management may be necessary in order to bring this to closure.

FIFTH ORDER OF BUSINESS

District Manager's Report

- OLM will make a recommendation for a landscape maintenance contractor at the next meeting.

SIXTH ORDER OF BUSINESS

Engineer's Report

There being no report, the next item followed.

SEVENTH ORDER OF BUSINESS

General Manager's Report

Meeting with Lennar Homes

- Carriage Homes will consist of 159 townhomes with their own HOA.
- They will use Arbor Greene's amenities.

- Construction will commence during the second quarter of 2007.
- Maintenance of the Stormwater runoff as well as the retention pond may be transferred to Arbor Greene.

General Manager's Input Report

- Mr. Turner discussed this report with the Board, a copy of which is attached.
- The Board discussed the installation of pedestrian cross walks and signs at Arbor Creek and Avalon and Arbor Creek and Arbor Run Drive.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor installation of signs in the estimated amount of \$1,990 and installation of two crosswalk lines in the estimated amount of \$1,050 at Arbor Creek and Avalon and Arbor Creek and Arbor Run Drive was approved.

NINTH ORDER OF BUSINESS

Ratification of Revocable License Agreement with Ms. Mariella Monsante-Smith for the Pre-School Learning Enrichment Program

There being no questions or comments,

On MOTION by Mr. Yawn seconded by Mr. Bootcheck with all in favor the Revocable License Agreement between Ms. Mariella Monsante-Smith of the Pre-School Learning Enrichment Program and the Arbor Greene CDD to teach Spanish classes for children on Wednesdays and Thursdays from 4:30 p.m. to 6:30 p.m. in the Aerobics Room was ratified.

EIGHTH ORDER OF BUSINESS

General Manager's Report (Continued)

Arbor Greene ID Tags

The Board held an extensive discussion on this issue.

Mr. Yawn moved to deny approval to grant absentee landlords identification tags to use the facilities of the District.

Ms. Nelson seconded the previous motion.

There being no further comments or questions,

On VOICE vote with all in favor approval to grant absentee landlords identification tags to use the facilities of the District was denied.

TENTH ORDER OF BUSINESS

Supervisors' Requests

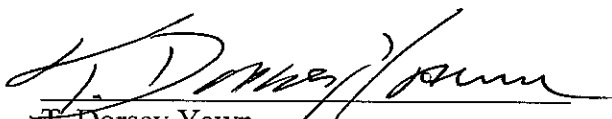
- The Board discussed a home in the Enclave with long grass and other maintenance issues which was reported to the HOA.
- The Estuary Park has severe flooding problems which are getting worse.
- The Board needs to know whether or not roads inside the gate were dedicated to the CDD or the HOA, which District Counsel will investigate.

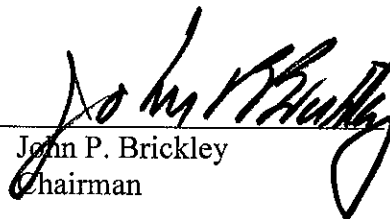
TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Yawn seconded by Mr. Bootcheck with all in favor the meeting was adjourned at 10:30 p.m.


T. Dorsey Yawn
Assistant Secretary


John P. Brickley
Chairman