

**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, September 24, 2007 at 6:30 p.m. in the Gathering Room of the Arbor Greene Community Center, 18000 Arbor Greene Drive, Tampa, Florida.

Present and constituting a quorum were:

John P. Brickley
Christine Nelson
T. Dorsey Yawn

Chairman
Co-Vice Chairperson
Assistant Secretary

Also present were:

John Browne
Mark Straley
Harve Turner
Alicia Chapman

Severn Trent Services
Straley & Robin
General Manager
Flying Dragon Karate

*The following is a summary of the minutes and actions taken at the
September 24, 2007 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
August 20, 2007 Meeting**

Mr. Brickley stated each Board member received a copy of the minutes of the August 20, 2007 meeting and requested any additions, corrections or deletions.

- On Page 5 under the first bullet, \$31,062.07 or 59.7% should replace \$56,319.60.
- On Page 4 under the first and second bullets, add the following item: *The Board approved this item.*

- On Page 6 under the second bullet, *If this issue cannot be resolved*, should be deleted and *perhaps* should be capitalized since it is the beginning of the sentence.
- On Page 2 under the third bullet in the third order of business, *through the next two months of Fiscal Year 2007* should be added at the end of the sentence.
- On Page 4 in the second item of the second bullet, *for consideration if funds become available* should be added at the end of the sentence.

On MOTION by Ms. Nelson seconded by Mr. Yawn with all in favor the minutes of the August 20, 2007 meeting were approved as amended.

THIRD ORDER OF BUSINESS

**Approval of the August 31, 2007
Financial Statements**

- The CDD is at 104.17% of revenues.
- On Page 5 under *Landscape, R&M – General and R&M – Renewal and Replacement*, the funds were realigned to be consistent with the year-to-date figures.
- The CDD is at 87.14% of expenditures through 11 months of Fiscal Year 2007.
- The only gated community which went over budget was Parkview, due to repairs.

Mr. Yawn moved to approve the August 31, 2007 Financial Statements and Ms. Nelson seconded the motion.

Upon further discussion, there were no further comments or questions.

On VOICE vote with all in favor the prior motion was approved.

FOURTH ORDER OF BUSINESS

**District Manager’s Report –
Consideration of Resolution 2007-7
Designating Pamela Rower as Treasurer
and Robert Koncar as Assistant
Treasurer**

There being no comments or questions,

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor Resolution 2007-7 Designating Pamela Rower as Treasurer and Robert Koncar as Assistant Treasurer of the District was adopted.

FIFTH ORDER OF BUSINESS

Attorney's Report

- Mr. Robin discussed the Carriage Homes Pond Maintenance and Entrance Gate Maintenance Agreements, which were distributed to the Board for comment.
- Mr. Robin also sent a copy of the Pond Maintenance Agreement to the engineer in order to clarify what services will be provided.
- Mr. Turner met with Lennar Homes and they are going to maintain the gates through the warranty period.
- They need to establish a start date for the warranty.
- Once the warranty ends, Arbor Greene will assume responsibility for maintenance of the gates.
- Lakemasters will give their estimate to maintain the ponds.
- The agreements will be brought to the next meeting for finalization.

SIXTH ORDER OF BUSINESS

Engineer's Report

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

- Ms. Chapman discussed a proposal to teach karate to children.
 - This is primarily for children ages three to 10.
 - Classes will basically consist of martial arts and self-defense.
 - She has been in this business for three years and currently has 300 students.
 - She wants to conduct classes of no more than 10 to 12 students.
 - The Board wants the priority to be for Arbor Greene residents.
 - She has insurance and all necessary certifications.
 - The Board approved this.

SEVENTH ORDER OF BUSINESS

General Manager's Report

Following are the highlights of Mr. Turner's report:

- **Non-Resident Community Center Facilities Usage & Rental Rates**
 - This will be discussed further once there is full Board attendance.
 - The CDD and Severn Trent are currently working on different methodologies and looking at what other CDDs charge.
- **Trace Playground Structure Actions**
 - Ms. Nelson suggested the full amount for restitution be paid as opposed to monthly installments of \$100.
 - This was mandated by the court.

FOURTH ORDER OF BUSINESS

**District Manager’s Report
(Continued)**

- Mr. Browne presented an engagement letter from Deloitte Tax LLP for Arbitrage Rebate Services.
 - The estimated cost is \$1,575 and \$2,850 was budgeted for this.
 - The Board approved this.
- Mr. Paul Woods will represent OLM, Inc. in the Tampa area.

SEVENTH ORDER OF BUSINESS

**General Manager’s Report
(Continued)**

Highlights of Mr. Turner’s report continued.

- **Use of the Gathering Room for Commercial Activities and/or Charity Events**
 - This refers to residents using this room for commercial purposes, which should not be allowed.
 - If the room is used for a charity event, the rental fees may be refunded if person provides proof of contribution to the charity.
 - The fee structure will not change.
 - Mr. Turner will bring a proposal to the next meeting.
- **Resident Request for Crosswalks, “Yield to Pedestrian in Crosswalk” Signs on Arbor Creek Drive, and Additional Trash Cans on Arbor Greene Drive and Other Locations**
- **The District Engineer’s Informal Assessment and Pictures of how Crosswalks can be installed at the Preserve/Alcove/Landing/Trace Intersections**

- Enclosure 2 outlines the costs associated with this project from Tindale-Oliver & Associates.
- They believe a survey should be done for each crosswalk.
- Enclosure 3 outlines this project by the District Engineer.
- The Board discussed the possibility of putting in a speed bump on Timberland Point Drive right before Arbor Wind Drive.
- There is \$7,500 budgeted for a crosswalk.
- The issue is also the additional sign stating, “Yield to Pedestrians” sign in the crosswalk which are not indicated in any of the Arbor Greene crosswalks.
- It must be determined whether the sign should go on a standing post or on a separate post.
- The Board discussed the possibility of a four-way stop.
- If this is not done in conjunction with the traffic standards for the city, the District may be held liable if there is an accident.
- Overgrown shrubbery is blocking the view at the corner of Timberland Point Drive and Arbor Wind Drive.
- If a Four-way Stop sign is put up, a warning sign, stating *Stop Sign Ahead*, will also have to be put up.
- Mr. Turner will get the cost estimate for the Stop signs.
- This issue will be brought back to the October meeting when there is full Board attendance.
- **Recommendation from Mr. Ricciardi for Suspension of Privileges**
 - The Board had a lengthy discussion on this issue.
 - The language from the Statute appears to be confusing.
 - This should probably be directed to District Counsel.
 - Ms. Nelson believes if two residents are using the facilities together and only one has their identification tag, the person with the ID should be able to assure the staff member the other person is a resident.
 - Mr. Turner and the remaining Board members disagreed against making exceptions in this manner.

Mr. Yawn moved to approve the process for initiating a suspension of privileges to include: (a) two documented verbal requests to comply with the established guidelines; (b) a written letter to the offender (and to parents if applicable) requesting support and cooperation in complying with the established guidelines; (c) on the third occurrence within six months, send a written letter notifying the offender of a suspension of facility use privileges on the next violation which will be reviewed at a CDD Board meeting; (d) on the fourth occurrence, imposition of a two-week suspension of facilities use for next documented violation; and (e) imposition of additional restrictions based on CDD Board of Supervisors review; and Mr. Brickley seconded the motion.

- Ms. Nelson believes the first item in the process is too vague.
- The Board decided to re-word the first item as follows: *Two documented verbal requests separated by at least 24 hours for similar-type actions, to comply with the established guidelines.*

On VOICE vote with all in favor the prior motion was approved as amended.

Ms. Nelson exited the meeting.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

- Mr. Yawn asked for a clarification for non-residents not having to pay to attend functions given by the social committee.
 - Mr. Turner was not certain about this and will check on it.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.

T. Dorsey Yawn
Assistant Secretary

John P. Brickley
Chairman