

**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 22, 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
T. Dorsey Yawn	Assistant Secretary
Michael Lozicki	Assistant Secretary

Also present were:

John Ricciardi	District Manager
Harve Turner	General Manager
Jeff Parker	Valley Crest Landscape
Tim Garcia	Personal Trainer
Julia Lamb	Tampa Bay Aquatics
Numerous Residents	

The following is a summary of the minutes and actions taken at the September 22, 2008 Arbor Greene Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Approval of the Minutes of the August 25, 2008 Meeting

Mr. Brickley stated each Board member received a copy of the minutes of the August 25, 2008 meeting and requested any additions, corrections or deletions.

A correction was requested to be made on page 4 whereby a bullet point should be added at the bottom of page 4.

On MOTION by Ms. Nelson seconded by Mr. Yawn with all in favor, the minutes of the August 25, 2008 meeting were approved as amended.

THIRD ORDER OF BUSINESS

**Approval of the August 31, 2008
Financial Statements**

- Mr. Brickley discussed the September 18, 2008 Budget Workshop.
 - The revenue is at 101.8% of budget
 - The expenses are at 81.7% of budget.
 - As of the end of August there is a fund balance of \$335,430. We will be taking the mediation payments for the year out of the \$335,430, which is \$62,000. The fund balance provides the revenue for the first two months of the fiscal year until the assessment money comes in. We are in good shape going into fiscal year 2009.
 - The gated communities, Devonshire, Enclave and Estuary are in good shape. Parkview is \$1,000 in the red, but they have reduced this loss by \$5,000 this year. There was major damage to the Retreat gate and we ran a one year assessment by the Retreat residents and they bought off on it.

Mr. Brickley reported that he, Mr. Dorsey and Ms. Nelson attended the workshop meeting and they recommend approval of the August financial statements.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor, the Financial Statements for the period ending August 31, 2008 were approved.

FOURTH ORDER OF BUSINESS

**District Manager's Report –
Consideration of Arbitrage Rebate
Services Agreement with Deloitte Tax
LLP for the Series 2006 Bonds**

Mr. Ricciardi reported the cost of the calculation is \$1,575, which is the budgeted amount for this item. This is for the bond year as of June 5, 2009 and Mr. Ricciardi recommended approval.

On MOTION by Mr. Yawn seconded by Mr. Lozicki with all in favor the Arbitrage Rebate Services Agreement with Deloitte Tax LLP for the Series 2006 Bonds was approved.

Mr. Ricciardi recommended to the Board that as a small cost reduction, future meeting agenda packets should be prepared and distributed with staples in place of being bound with green covers and the Board agreed to try the method as recommended.

FIFTH ORDER OF BUSINESS

Attorney's Report

There being no report, the next item followed.

SIXTH ORDER OF BUSINESS

Engineer's Report

There being no report, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

- Ms. Shirley Rudder explained that she would like to submit medical expense claims to the District regarding an injury and treatment of the injury she received after falling on the sidewalk in the District.

Mr. Brickley noted he will confer with the District's attorney and notify Ms. Rudder of the outcome.

- Ms. Brenda Sloat asked about the survey sticks in her back yard.
Mr. Brickley responded at the last meeting the Board approved a survey to determine where the lines are and what the Districts responsibility was. A second survey was approved to determine the location of the swale, pending the receipt of a proposal and then a decision in terms of the cost to grade the swale will be made. After the survey, we will bring heavy equipment in to grade the swale and that cannot be done until the rainy season is over to protect the land from the heavy equipment. The work will begin at the end of October or first part of November.

SEVENTH ORDER OF BUSINESS

General Manager's Report

Mr. Turner announced that three individuals are scheduled to attend the meeting tonight; Mr. Jeff Parker from Valley Crest Landscaping who will address the tree root pruning issue; Mr. Garcia, a personal trainer and Ms. Julia Lamb who is a swim team coach and has submitted a proposal for pool use.

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

- The fountain liner replacement; recommendation to confirm the decision to defer maintenance on the fountain liner until water restrictions are lifted and establish a reserve line item in future budgets for the liner replacement issue.

Board consensus was to continue to defer maintenance on the fountain.

Mr. Brickley noted that the fountain area should be discussed with OLM regarding possible alternatives to the fountain repair issue.

Mr. Turner introduced Mr. Jeff Parker from Valley Crest Landscaping who addressed the Board regarding the tree root pruning. Highlights of the discussion were as follows:

- In many cases the trees are too close to the sidewalk to cut the roots. Suggested installing a Bio Barrier Air spray, which causes the roots to grow in a different direction. The cost of this procedure is approximately \$17 per linear foot and the procedure lasts for up to 15 years.

Mr. Turner noted in some cases the sidewalk would also need to be repaired.

- The bio-chemical product has been used for approximately 10 years and has been used at Sun City-Kings Point by Mr. Parker's company.

Board consensus was to research this issue and product further and revisit after researching.

Mr. Turner introduced Mr. Tim Garcia who is a personal trainer and Mr. Garcia noted the following:

- Information packets were previously submitted to the Board.
- Insurance issues are being processed; Arbor Greene will be added as additional insured.
- The training of students under 18 years of age issue is being handled; will get FDLE clearance.
- Normal sessions are two to three times per week at 1 hour sessions, depending on the client. Available hours are 6 a.m. to 6 p.m., Monday through Saturday.
- Mr. Garcia currently trains at Club Tampa Palms, Heritage Isles, Meadow Pointe III and everyone is structured differently. He hopes to get into Saddlebrook at the end of the year.

- Flyers will be sent out and newsletter ads will be placed by Mr. Garcia.
- Mr. Brickley noted as soon as the outstanding issues are accomplished, the activities can get started.

Mr. Turner introduced Ms. Julia Lamb from Wharton High School, who is the swim team coach. Ms. Lamb submitted a proposal for the Tampa Bay Aquatics Swim Team. The following items were discussed:

- Ms. Lamb is impressed with the way the facilities are run at Arbor Greene.
- Her current training location is not very interested in growing and developing a swim team and that is why she is looking to make a move to Arbor Greene.

Mr. Brickley noted the hours requested would be a problem; 5:15 a.m. would be a difficult time to prepare the pool.

Ms. Lamb noted she would adjust the schedule as required by the Board.

The Board expressed concern regarding putting too much pressure on the pool, which should be for the community.

Ms. Lamb will bring a revised proposal for reduced times to the Board.

General Manager's Report – Continued

Mr. Turner referred to his report and highlighted the following:

- Bar Codes for vendors/contractors.
Board consensus was not to issue bar codes.
- Elliptical Machine complaints; Mr. Turner recommended purchasing at least one elliptical machine.

The record will reflect a short break was taken.

On MOTION by Mr. Yawn seconded by Mr. Brickley the decision to purchase a new elliptical machine was deferred until the next CDD meeting to allow time to obtain more information on the Precor machine.

After further discussion the previous motion regarding deferring the purchase of a new elliptical machine until the next CDD meeting was WITHDRAWN.

- Free use of Gathering Room for Scout Trips. Two different Girl Scout Troops are currently using the Gathering Room for meetings. Another scout troop has inquired about also using the room. Mr. Turner recommends pending availability, approval of the third room use request at no charge, as is the case for the other two troops.
The Board confirmed pending availability, free use of the Gathering Room for an additional troop was approved.
- Request for water use variance. *A copy of a letter from Mr. Turner, representing the District, to Mr. Bill Baird the Director of the City of Tampa Water Department is attached hereto and made part of the public record.*
- Swimming Team and Swim Instruction. The season is over for the swim team. Ms. Renee White will attend a CDD meeting in March to discuss renewing her contract.
- Resident request for street cleaning. Mr. Turner did not see any evidence of glass as noted by a resident. An RFP has been initiated to determine the cost of pressure cleaning and street sweeping various sections of the community.
- Tree trimming to avoid damage to street light globes. Mr. Ricciardi will set up a conference call with Mr. Turner and Mr. Bartelt, the District Engineer and then discuss the issue with Mr. Robin to determine who owns the trees in the easement areas. The CDD is responsible for the trees in the common areas, but directly in front of homes is a different issue, which needs clarification.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Nelson asked why the gazebo on the lake does not have a roof and it was determined that it would be too expensive to add a roof.

Mr. Yawn inquired about not having counsel at future Board meetings. The consensus of the Board was to have the Chairman make the determination on a month by month basis.

Mr. Yawn noted that at 75% of the CDD meetings no legal issues arise and legal issues that do arise would not be resolved on the spot and require consulting the laws.

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Arbor Greene C.D.D.

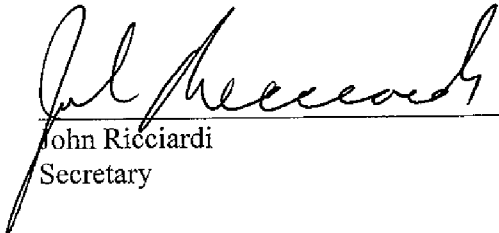
Mr. Yawn suggested purchasing a large umbrella or a large sun shelter for the gazebo on the lake and Mr. Turner will look into getting prices on these items.

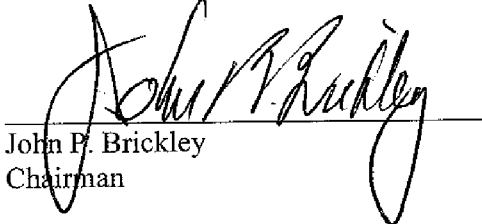
TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


John Ricciardi
Secretary


John P. Brickley
Chairman

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TENTH ORDER OF BUSINESS There **being no further business,**

Adjournment

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