

**MINUTES OF WORKSHOP MEETING  
ARBOR GREENE  
COMMUNITY DEVELOPMENT DISTRICT**

The workshop meeting of the Board of Supervisors of the Arbor Greene Community Development District was held on Thursday, September 19, 2013 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:

Adam S. Tanenbaum	Chairman
Toby P. Thomson	Vice Chairman
Steven Eckhardt	Supervisor
Michael S. Candella	Supervisor
Nathaniel Clawson	Supervisor

Also present were:

John Ricciardi	District Manager
Mark Vega	Severn Trent
Jason von Merveldt	Community Manager

*The following is a summary of the minutes of the September 19, 2013 Arbor Greene Board of Supervisors workshop meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Tanenbaum called the meeting to order and the Supervisors identified themselves.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There not being any, the next item followed.

**THIRD ORDER OF BUSINESS**

**Review of the August 2013 Financial Statements**

The following was noted:

- We are at over 100% of our budgeted revenue
- We are still below budget on expenditures
- Collections are at 100%.
- We are under budget by \$87,000.

Board members inquired about some items listed in the financials.

It was reported the Estuary gate is up and running; the new key pad is great.

The \$1,200 club memberships are at eleven.

**FOURTH ORDER OF BUSINESS**

**Update on Public Comment and  
Parking Policy Dissemination**

Mr. Ricciardi reported the Parking Policy was revised by Mr. Tanenbaum and will be disseminated to residents thru the website and the Newsletter. The notice will also be mailed to each homeowner around the first week in October.

**FIFTH ORDER OF BUSINESS**

**Update on Clubhouse Interior/Exterior  
Renovations**

Mr. Eckhardt updated the Board on the bid that was put out for replacement of everything; it came in at \$10,000 less than just the repair job that was initially bid out for.

A discussion ensued regarding the potential cost of the project and whether the cost would fall under the “competitive award”, sealed bid RFP process. District Counsel will be contacted for an opinion on the bidding process.

Mr. Eckhardt continued with the renovation update and noted the whole reason we are bringing Master Piece in is to try to figure out a better layout. Configuration of the rooms and where things would go was discussed along with options for funding the whole project.

At the next regular meeting the Board will consider making a motion to authorize staff to develop a contract with Clayton Builders for the exterior renovation of the clubhouse building.

**SIXTH ORDER OF BUSINESS**

**Update on VOIP Phone Installation**

Mr. Clawson reported on the new phone system.

The Community Manager briefly discussed the following:

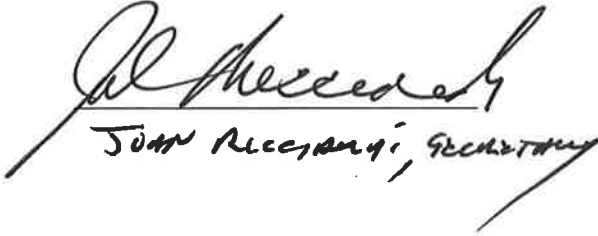
- Contract renewals, Infant Swim/Emma Grynbal and Digital Rescue
- A ValleyCrest Tree Trimming quote
- The Kidz Fun Event contract
- Sidewalk repairs will be discussed at the next meeting.
- Pool deck painting

Mr. Eckhardt reported a discrepancy in the number of ads placed in the Newsletter.

Mr. Ricciardi indicated according to the August financials, the Newsletter ad revenue is \$9,584; \$7,000 was budgeted. The Community Manager will look in to the newsletter advertising revenue and respond back to the Board.

**NINTH ORDER OF BUSINESS**

The workshop meeting was adjourned.

  
Joan Ricciardi, Secretary

**Adjournment**



Adam S. Tanenbaum  
Chairman