

**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, May 11, 2015 at 6:32 p.m. in the Gathering Room, Arbor Greene Community Center, 18000 Arbor Greene Drive, Tampa, Florida.

Present and constituting a quorum were:

Steven Eckhardt	Chairman
Matthew Dykeman	Vice-Chairman
Michael S. Candella, Jr.	Co-Vice Chairman
Thomson George	Supervisor
Michael V. Candella, Sr.	Supervisor

Also present were:

Jason von Merveldt	Community Manager
Paul Boucher	Neighborhood Watch
Judi Schwartz	HOA President
Resident	

The following is a summary of the minutes and actions taken at the May 11, 2015 Arbor Greene Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order

A. Roll Call

Mr. Eckhardt called the meeting to order and a quorum was established.

B. Approval of Agenda

On MOTION by Mr. Candella Sr. seconded by Mr. Candella Jr. with all in favor the agenda was approved as presented. 5-0
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SECOND ORDER OF BUSINESS

Public Comments on Agenda Items and Other Matters

- Mr. Boucher, Neighborhood Watch provided an update on the decrease in crimes in the community.
 - There is an increase in reporting questionable activity, which is helpful.
 - Issues regarding access to the park have been greatly reduced over the past eight months.

Approved

THIRD ORDER OF BUSINESS

Community Manager’s Reports

Mr. von Merveldt reported the following:

- The pool deck painting project is currently underway.
- The contract with Borrell to complete the front entrance electric and lighting work was negotiated and is being drafted with a reduced price of \$13,500.
- Miami Lights was amenable to accepting the 50% deposit in October.
 - \$2,000 will be paid now from the FY 2015 budget and the balance of the 50% will be paid from the FY 2016 budget.
- The TBAY Agreement is currently being drafted by District Counsel and should be ready for the meeting on May 18, 2015.
 - Increase non-resident fees from \$20 to \$25; request tracking of individual swim lessons.
- Staffing issues were discussed with U.S. Security Associates and a Staffing Turn Over Report was provided.
- ScanSys is working on a formal design layout. A 5% discount on the installation fee was offered if a decision is made in the next 2 months to move forward with them.
- Events, Activities, and Revenues were reviewed.

Discussion ensued on U.S. Security Associates pay rates, whether they are competitive or comparable to the pay of security personnel in the surrounding communities.

FOURTH ORDER OF BUSINESS

Old Business

A. CDD/HOA Communication

Mr. Candella Sr. reported on a meeting with members of the HOA Board regarding communications from and to residents, and between the CDD and HOA.

- Resident email requests will be shared between the CDD and HOA since residents may not direct their inquiry to the correct entity.
- The CDD will refer all questions on HOA matters to the HOA.
- The placement of articles in the newsletters and the listing of the HOAs was discussed; the logistics of content verses design layout followed.
- Revisions to the CDD website is under construction. Various options were reviewed.

- The Indemnity Agreement is currently being review by the HOA attorney. The written Rules on how, when and why towing is enforced needs to be provided by the HOA to the CDD.

B. Interior Design Update

Mr. Eckhardt provided an update on the renovations completed to date. Completion of the construction phase is anticipated by the end of May; two weeks needs to be allowed for scheduling the delivery of furniture.

A banner should be ordered to read: OPEN HOUSE – NEW COMMUNITY ROOM THIS WEEKEND. The banner will then be ready for the opening weekend.

FIFTH ORDER OF BUSINESS

New Business and Supervisor Requests

- Mr. Dykeman:
 - Inquired about the pond bank inspection regarding erosion.
 - When is the re-strapped and painted pool furniture scheduled to be returned?
 - Approximately May 15th or 16th
 - Check into a way of protecting the mirrors from being hit and or cracked.
 - The Carriage Homes information on the webpage is not updated.
- Mr. Eckhardt:
 - Nothing additional at this time.
- Mr. George:
 - Nothing additional at this time
- Mr. Candella Sr.:
 - Nothing additional at this time
- Mr. Candella Jr.:
 - Nothing additional at this time.

Mr. von Merveldt suggested a review of Rule Making and Fees should be considered in the near future to address various concerns and issues needing attention.

SIXTH ORDER OF BUSINESS

Public Comments

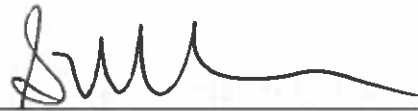
There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Candella Sr. seconded by Mr. Candella Jr. with all in favor the meeting was adjourned at 7:46 p.m.



Steven Eckhardt
Chairman