

**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, June 22, 2015 at 6:42 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
Michael S. Candella, Jr.	Co-Vice Chairman
Thomson George	Supervisor
Michael V. Candella, Sr.	Supervisor

Also present were:

Mark Vega	District Manager
Jason von Merveldt	Community Manager
Amanda M. Uliano	District Counsel
Paul Boucher	Neighborhood Watch

The following is a summary of the minutes and actions taken.

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. 4-0
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SECOND ORDER OF BUSINESS

**Public Comments on Agenda Items and
Other Matters**

➤ Mr. Boucher, provided a Neighborhood Watch update.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Approval of the Minutes from May 11, 2015 and May 18, 2015

Mr. Eckhart requested a corrections to the minutes, citing a misspelling on line 71.

On MOTION by Mr. Candella Jr. seconded by Mr. Candella Sr. with all in favor the Minutes from May 11, 2015 and May 18, 2015 were approved as amended. 4-0

Approved

B. Approval of the May 31, 2015 Financial Statement

Mr. Eckhardt presented the Financial Statement from May 31, 2015 requesting any changes or corrections.

On MOTION by Mr. Candella Jr. seconded by Mr. Eckhardt with all in favor the Financial Statements from May 31, 2015 were accepted as presented. 4-0

FOURTH ORDER OF BUSINESS

Reports

A. District Engineer

i. Tree/Road Damage – ValleyCrest in Attendance

Mr. Vega reported the District Engineer will not be in attendance and ValleyCrest was not able to attend. This item is tabled to the July meeting.

B. District Counsel

i. Contract Update

Alan Williams Tennis Contract

TBAY Swimming Contract

Greenview Landscaping Contract

Ms. Uliano reported the tennis and swimming agreements are finalized and ready for Board action if there are no further questions.

On MOTION by Mr. Candella Jr. seconded by Mr. Candella Sr. with all in favor to approve the Tennis Contract with Alan Williams. 4-0

On MOTION by Mr. George seconded by Mr. Candella Jr. with all in favor to approve the Swimming Contract with TBAY. 4-0

Ms. Uliano stated she has not reviewed the Greenview Landscaping Contract, but did speak with Mr. von Merveldt who informed her the Board has been operating under this contract for a while and it is just up for renewal now. Unless there are specific concerns there is no need to review the document since it was prepared by prior Counsel.

Mr. Vega stated this is the old OLM contract that was slightly modified.

On MOTION by Mr. Candella Sr. seconded by Mr. Eckhardt with all in favor to approve the Landscape Contract with Greenview Landscaping. 4-0

C. District Manager

i. Follow-up items

Mr. Vega reviewed modifications and changes to the proposed FY 2016 budget. There will be no increase in assessments for FY 2016.

The Builder’s Risk Policy was extended to the end of the month.

D. Community Manager

Mr. von Merveldt reported on gate issues. Spare parts will be kept on hand for gate repairs.

The use of the Gathering Room was discussed. Attendants are to check and ensure the condition of the room is in the same condition it was prior to the event. The check list will be updated and reviewed with staff.

FIFTH ORDER OF BUSINESS

Old Business

A. U.S. Security Associates – Addendum June 2015

Mr. Eckhardt reviewed the US Security Associates new billing addendum.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Jr. with all in favor to approve the addendum to the US Security Associates Agreement dated June 12, 2015. 4-0

Discussion followed on the starting wage for staff. Mr. von Merveldt will compile information for the Board.

SIXTH ORDER OF BUSINESS

New Business and Supervisor Requests

- Mr. Candella Sr.:
 - Nothing additional at this time
- Mr. George:
 - Nothing additional at this time
- Mr. Candella Jr.:
 - Nothing additional at this time
- Mr. Eckhardt:
 - Reviewed the following projects for consideration:
 - Enclosure of the breezeway connecting the buildings.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Sr. with all in favor to approve an expenditure of \$30,000 from R& M Buildings to complete the breezeway and connect the two buildings together. 4-0

- Entrance lights – Phase 2 of the Borrell contract – lighting and electrical work.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Jr. with all in favor to approve completing the entrance lights at a cost NTE \$16,500 from Landscape R&M Renew/Replace. 4-0

- Requested a status update on the Avalon road fix.
 - Identified 15 problem trees – Where the trees have been marked the homeowners are to be contacted via registered letter.
 - Reach out to the City of Tampa Lisa Montelione regarding trees for replacement.
 - The roadway on Deer Cliff was repaired.
- Follow up on Access Control

Discussion followed on the upcoming meeting dates. By Board consensus, July 9, 2015 will be advertised as a Workshop. The regular meeting scheduled for July 13, 2015 will convene as published.

SEVENTH ORDER OF BUSINESS

Public Comments

Mr. Boucher reported that people in the community are verbally abusing the guards when they are asked to follow the rules. The Board responded with the following action items:

- Provide communications to residents reminding them verbal abuse of the guards will not be tolerated.
- Follow up with US Security asking them why this information was not communicated to the Board.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Eckhardt seconded by Mr. Candella Sr. with all in favor the meeting was adjourned at 8:09 p.m. 4-0



Steven Eckhardt
Chairman