

**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, July 13, 2015 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:

Steven Eckhardt	Chairman
Matthew Dykeman	Co-Vice 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
Paul Boucher	Neighborhood Watch
David Ellis	Scan Sys
Residents	

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 Jr. seconded by Mr. Candella Sr. 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, provided a Neighborhood Watch update.
- A new resident questioned the gate procedures for permitting visitors into the community.
 - It was explained why the procedures differ for a CDD versus an HOA.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Approval of the Minutes from June 22, 2015

On MOTION by Mr. Dykeman seconded by Mr. Eckhardt with all in favor the Minutes from June 22, 2015 were approved. 5-0

Approved

FOURTH ORDER OF BUSINESS

Reports

A. District Manager

i. Follow-up Items

Mr. Vega addressed the CDD meeting formats and requested feedback on having one workshop meeting and one regular meeting per month. By Board consensus August 10, 2015 will be a workshop and the regular meeting and public hearing will be held August 24, 2015.

Mr. von Merveldt reported the Holiday Décor contract is being finalized.

B. Community Manager

i. Access Control and Camera System

Mr. von Merveldt provided information regarding the Access Control System and the placement of the cameras. Discussion followed on various security issues and access points to the facilities.

The Board left the gathering room at 7:00 p.m. to walk the property to view the areas the cameras will be placed, returning to the Gathering Room at 7:17 p.m. Discussion followed on various equipment changes to determine the final overall access control and camera system cost.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Jr. with all in favor to fund the Access Control System from unassigned cash, in accordance with the details provided to Mr. von Merveldt, in an amount NTE \$65,000. 5-0

ii. Personnel Wage Scale

Mr. von Merveldt discussed adjusting the minimum start rate to \$9.00 per hour with a review after 6 months allowing up to a \$0.50 per hour increase based on merit. The top of the range would cap at \$10.00 per hour.

On MOTION by Mr. Candella Jr. seconded by Mr. Eckhardt with all in favor to approve the wage scale adjustment of \$9.00 per hour to start with a review at 6 months allowing up to a \$0.50 per hour increase based on merit, with a cap on the range of \$10.00 per hour. 5-0

iii. Use and Maintenance of New Gathering Room

Mr. von Merveldt reviewed the Community Center Gathering Room Pre and Post-Event Checklist. Staff will be trained on the use and enforcement of items listed on the form. Discussion followed.

Mr. Vega stated for the purpose of making changes to the Rules and Fees, a public hearing date needs to be established and properly noticed.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Jr. with all in favor to hold a Public Hearing on August 24, 2015 for the purpose of Rulemaking for Rate Setting and to authorize advertisement of the notice. 5-0

FIFTH ORDER OF BUSINESS

Old Business

Mr. von Merveldt is to follow-up with OLM on their pricing. Discussion followed on the comparative prices for landscape services and the need for OLM to lower their price to retain the business.

SIXTH ORDER OF BUSINESS

New Business and Supervisor Requests

- Mr. Dykeman:
 - Nothing additional at this time.
- 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:
 - Nothing additional at this time.

SEVENTH ORDER OF BUSINESS

Public Comment

Mr. Boucher reported parking patrol.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Candella Sr. seconded by Mr. George with all in favor the meeting was adjourned. 5-0

Steven Eckhardt
Chairman