

**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, January 13, 2014 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 Tanenbaum	Chairman
Toby P. Thomson	Vice Chairman
Steven Eckhardt	Supervisor
Michael S. Candella	Supervisor
Nathaniel Clawson	Supervisor

Also present were:

Jason von Merveldt	Community Manager
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Residents

*The following is a summary of the minutes and actions taken at the January 13, 2014 Arbor Greene Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

**A. Roll Call**

Mr. Tanenbaum called the meeting to order and three Supervisors were in attendance.

**B. Approval of Agenda**

A request was made to add to the agenda, under Old Business, Item C – Rules of Procedure Consideration.

On MOTION by Mr. Tanenbaum with all in favor the agenda was approved as amended.
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**SECOND ORDER OF BUSINESS**

**Public Questions and Comments on the Agenda**

Mr. Weingarten of the Estuary inquired about the status of the refinanced bonds and asked if reserve funds have been set up for community renovations. Mr. Tanenbaum responded the bonds were refinanced in 2006 and will be paid off in 2019. Regarding the

community renovations finance question, it was explained an Assigned Building Reserve Fund has been set up and some of the money will come from there and some from the Unassigned Reserve Fund.

*The record will reflect Mr. Eckhardt joined the meeting.*

Mr. Weingarten inquired if a special assessment was being considered and the response was that is not planned at this time for renovations.

Mr. Bob Jerome of Devonshire addressed, reported and updated the Board on the dog park issue that was discussed at previous meetings by Ms. Julie Van Acker. The results of the last discussion on a dog park with Ms. Van Acker were conveyed to Mr. Jerome and it was suggested that Ms. Van Acker attend the next meeting if possible.

Mr. Paul Boucher of Parkview updated the Board on recent Neighborhood Watch activities.

### **THIRD ORDER OF BUSINESS**

### **Reports**

#### **A. Community Manager's Report**

Mr. von Merveldt reported the following:

- Tree trimming and pressure washing projects were completed.
- The Travertine floor restoration is scheduled for February 3<sup>rd</sup> through the 7<sup>th</sup> with LCS.
- Sidewalk replacement quotes will be forthcoming.
- The current community center cleaning service has been discontinued until a new provider is selected.
- Working with Verizon to clarify billing for Estuary/Enclave.
- All information has been obtained regarding the January 2, 2014 gatehouse U-Haul truck incident.
- Activities – the blood drive is scheduled for Saturday, January 25<sup>th</sup> from 10 to 2.
- Family Fun Day is scheduled for Saturday, February 22<sup>nd</sup>, from 10 a.m. to 1 P.M.
- Working with the tennis community to document rules.
- Item #0114-1 – RFQ for attorney services. Requesting a motion to submit an RFQ letter for advertising purposes.

On MOTION by Mr. Clawson with all in favor publication of a request for letters of interest regarding district counsel in substance as provided in item #0114-1, subject to scrivener and administer the changes to the document prior to publication was approved.

- Item #0114-2 – Pick up discarded appliances monthly.
- NPDES Permitting
- Pressure washing-approval of final payment with Rick’s Pressure Washing.

On MOTION by Mr. Thomson with all in favor the final payment of \$11,912 to Rick’s Pressure Washing for services rendered was approved.

- Approve discussion of ValleyCrest contract.

On MOTION by Mr. Thomson with all in favor final payment of \$44,826 to ValleyCrest for services rendered was approved.

**FOURTH ORDER OF BUSINESS**

**Old Business**

**A. Clubhouse Renovation Contract**

**Roof** - Mr. Eckhardt reported Clayton Builders pulled out as they have a large job and two residential jobs and the earliest he could start is July. Another roofer was contacted and did not show up. Two other contractors were consulted with no results. Cardinal Roofing seems to be the most competent company to do the job. A contract will be available for review at the next meeting and a motion to move forward with the project will be made at that time. Board consensus was the clubhouse roof contract item will be added to the January 27<sup>th</sup> meeting agenda under Old Business.

**B. Towing Agreement**

On MOTION by Mr. Tanenbaum with all in favor the towing agreement will be left on the table, subject to subsequent motion by someone on the Board.

**C. Rules of Procedure Consideration**

Mr. Tanenbaum gave an update on additions he made to the rules distributed at the last meeting. Mr. Thomson offered his comments on the rules.

On MOTION by Tanenbaum with all in favor publishing by electronic means and through paper copies available at the Administration Office, the Rules of Procedure presented at this meeting with the new amendments/corrections noted and to notice it for consideration at the February 24, 2014 Board meeting was approved.

**FIFTH ORDER OF BUSINESS**

**New Business and Supervisor Requests**

**A. Supervisors Requests and Motions**

Mr. Clawson gave an update on his communications with Netix about the website and noted the following:

- We can accept a full refund inclusive of our deposit and use the funds to solicit a new proposal from another company on our own with no balance due or
- We can acknowledge the delay, accept a continuation-type scenario and receive the final product as soon as possible at the quoted price.

Mr. Clawson noted he contacted someone and asked for them to put a website together for the District and they did it in three days. The website presented provided by Zac Adams was recommended for approval.

On MOTION by Mr. Thomson with all in favor accepting the Netix Solutions offer at Item 1 in their email of January 9, 2014, which is included in the record, which is to take a full refund inclusive of our deposit and terminate the contract that we have with them, was approved.

On MOTION by Mr. Clawson with all in favor the Zac Adams proposal in the amount of \$935 for the development of the new Arbor Greene wordpress website was approved.

The Board was updated on previous discussions regarding the snack bar by Mr. Clawson and they indicated they are still interested in pursuing options for its use. Mr. Clawson indicated he would like to see a snack bar fully operational by spring break. Additional information will be obtained regarding this matter.

Mr. Thomson asked for someone to find out if bar codes that are black on black cost more and if they can be used with the current system; some residents do not like the aesthetics of the current bar code because it stands out.

Mr. Tanenbaum inquired about the change in email addresses from .org to .com and Mr. Clawson explained.

The color of the fountain lights was discussed; white lights are preferred. Holiday lighting was also discussed.

**B. Announcements**

The next meeting is scheduled for January 27, 2014 at 6:30 P.M.

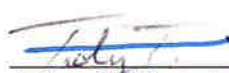
**C. Public Special Requests**


There not being any, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Thomson with all in favor the meeting was adjourned.

  
Adam S. Tanenbaum  
Chairman

  
Toby Thomson