

**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, August 11, 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:

Toby P. Thomson	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 August 11, 2014 Arbor Greene Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order

A. Roll Call

Mr. Thomson called the meeting to order and all Supervisors were in attendance.

B. Approval of Agenda

On MOTION by Mr. Eckhardt with all in favor the agenda was approved.
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SECOND ORDER OF BUSINESS

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

Mr. Steve Corcoran addressed the Board regarding the vacant seat on the Board.

THIRD ORDER OF BUSINESS

Reports

A. Community Manager's Report

i. General Updates

- Con Asset looked at specific areas of the roof for leaking issues. They quoted \$3,100 for repairs and a roofer is coming out tomorrow to take a detailed look at the actual repairs that will be needed.

- We met with Greenview Landscaping to discuss their contract and they will get back with us.
- The snack shack has been doing fairly well; rain has been a factor. Daily operation is ending after Labor Day and will be open for special events after that.

Mr. Thomson requested the Community Manager start to get a proposed contract together for gatehouse security with the rest of the changes the Board wanted to see; pay scale as well as on-going costs, and if they don't bill us within 30 days we will impose a hold-back.

- Tennis court resurfacing is scheduled for August 24th keeping a portion of the courts open.

ii. Rizzetta & Company – Amenity Management

Ms. Kelly Evans of Rizzetta & Company introduced herself to the Board. The proposal from Rizzetta Amenity Services, Inc. was discussed and highlighted by Ms. Evans.

iii. SwimKids USA – Swim Lessons Presentation

Mr. Alan Messing of SwimKids USA gave a presentation and proposal to conduct weekend programs at Arbor Greene.

Consensus of the Board was to authorize the Community Manager to put together a contract for SwimKids USA similar to the contract with Julia Lamb.

B. Supervisor Requests and Motions

Mr. Clawson requested the Community Manager check on taking down the banners.

FOURTH ORDER OF BUSINESS

Old Business

A. Consideration of Applicants for Vacant Supervisor Seat #3

Candidates for seat #3 attended the last Board meeting and answered questions raised by the Board. As several motions were made by the Board at the last meeting regarding the appointment of a new Supervisor failed, the District Manager was asked to resubmit this item for today's agenda.

Mr. Thomson indicated since three of the five candidates were in attendance at this meeting, only three were actually serious to come back to this meeting and the other two applicants should be crossed off the list.

Mr. Eckhardt asked questions of Mr. Steve Corcoran regarding a statement he made earlier in the meeting. Mr. Corcoran commented on items regarding facility usage by residents versus non-residents.

The Board agreed to allow the three attending candidates to address them regarding their candidacy and the following was noted:

- Mr. Dykeman indicated he will do the best he can if appointed. He loves Arbor Greene, has family lives in Arbor Greene and he believes the Board should be the voice of the people. He is a self-employed and available during the day.
- Mr. Dennis Kirchoff noted since he attended the last meeting and addressed the Board on his candidacy for some time it is starting to feel like this is a war of attrition. As he read the Arbor Greene Policies and Procedures he did not see any specific language referring to a kindly filling of a vacant position, but he did see a reference to the definition of a procedure to follow to fill a vacant position. He noted he is retired and has lived in Arbor Greene for almost three years, he has a Human Services background with a relationship to a board and elected officials and he is familiar with that context. He is available to assist the Board and Community Manager and available to be of whatever service he can be to this community to make Arbor Greene a better place to live.
- Ms. Valerie Casey noted she is very invested in her children and residents of Arbor Greene. She volunteered at Arbor Greene for children's parties and would like the operations of the community to run smoothly and pleasantly.

Mr. Thomson questioned Ms. Casey regarding an email sent to the Board by the District Manager regarding Ms. Casey pursuing election to another seat (seat #1) during the November General Election. He asked Ms. Casey if she is appointed to seat #3, at this time, would she continue to run for seat #1, which will be filled through the general election. Ms. Casey responded yes, she will continue to run for seat 1 during the general election.

Mr. Candella asked Mr. Dykeman what kind of business he is in and Mr. Dykeman responded he and his wife are in the real estate business. He also asked Ms. Casey the same question and she indicated she is a mother of three children and she does a large amount of community service.

Mr. Thomson expressed his opinion that since Ms. Casey indicated she would resign from seat 3 if appointed today and intends to fill seat 1, if elected in November, we would be back to having an open seat, seat 3, on the Board. Whoever we appoint to seat 3 should be someone who can stay in that seat until 2016. At the same time, he appreciates the fact that Ms. Casey took the time to qualify and run for the general election seat, which none of the other candidates did.

Mr. Eckhardt MOVED to appoint Mr. Matthew Dykeman to fill Seat # 3.

Mr. Candella expressed his opinion that although Mr. Dykeman is qualified he is worried about having too much of the same representation on the Board as having 40% of the Board members in the real estate field might be a little heavy and might have some influence as to the direction the Board takes and the way some decisions can go.

Mr. Eckhardt expressed his opinion that he is worried that Mr. Candella's concern would be because Ms. Casey is running against Mr. Candella's father.

B. Appointment of Supervisor to Fill the Unexpired Term of Office

On VOICE Vote with Mr. Eckhardt, Mr. Clawson and Mr. Thomson voting Aye and Mr. Candella voting Nay, Mr. Matthew Dykeman was appointed to fill seat 3 on the Board.

Mr. Thomson clarified his vote by noting he realized there would not be Board consensus for any other candidate, they were all qualified candidates and it was time to move on.

Mr. Dykeman will meet with the District Manager to fill out new Supervisor documents and take the oath of office.

C. Exterior Project

D. Interior Project

Mr. von Merveldt indicated Mr. Vega has interested bidders.

E. FY 2015 Budget

Mr. Thomson noted the Board will receive Version 5 of the proposed budget on Friday. He asked the Board for authorization to meet with Mr. von Merveldt on Friday to adjust certain line items, for example Revenue. He also wants to ask Mr. Vega for actual updates on the insurance policy and workers compensation because Severn Trent built in a 10% bump. At this point he wants to know if it needs to be bumped up by 10 or not. If not, at the August 25th meeting he will bring back to the Board that a couple of line items need to be reduced.

Other budget items mentioned by Mr. Thomson were: R&M Roads, Alleyways and Curbs \$15,000, Assigned Reserves Roadways at the end of this fiscal year we will have \$35,000, which is more than enough to do the road striping project if the Board decides to do it.

Mr. Thomson clarified for the audience that the assessment high-water mark has been set and 2015 will be the fourth straight year that assessments have been kept flat. The Board will continue to make improvements to the community by going into Assigned Reserves or reallocating funding that should not effect assessments.

SEVENTH ORDER OF BUSINESS

New Business and Supervisor Requests

A. Announcements

The next meeting is scheduled for August 25, 2014 at 6:30 P.M.

B. Supervisor Requests and Motions

Mr. Thomson reported an email was forwarded to the Board from the District Manager regarding a legal issue concerning a former employee. The District Manager has asked that the Board make a motion at this meeting to retain an employment attorney as the new District Counsel firm does not handle employment issues. An employment attorney would be paid at the same rate as the current, new attorney, which is \$350 per hour.

On MOTION by Mr. Thomson with all in favor authorizing District Counsel to retain Sherry McWhorter, Attorney At Law, for an employment filing to the Florida Commission on Human Rights as it pertains to a former employee was approved.

Mr. Clawson requested that the back wall project be included as an agenda item for the next meeting under Old Business.

EIGHTH ORDER OF BUSINESS

Public Special Requests

A resident, Ms. Denton, inquired about the Supervisor vacant seat appointment process as she noticed in the July 14th Newsletter that interested candidates were to submit their resume to the Board by July 2nd. She inquired if it was possible to know which of the candidates had submitted the required information by July 2nd. Ms. Denton also expressed that she is concerned that the process that was outlined was not the process that was followed.

Mr. Thomson requested that the Community Manager follow up with the District Manager to provide the information Ms. Denton is seeking as he was receiving the applications from interested candidates. Mr. Thomson added the Board gave residents ample opportunity to express their interest in being considered for the seat vacated by Mr. Tanenbaum.

A resident inquired if there is a budget item for berm restoration specifically for the area behind resident's homes. Mr. Thomson responded in the past berm work comes out of line item R&M Renewal and Replacement and we currently have \$45,000 in that line item. We do not currently have any specific berm restoration project planned. A discussion on the berms ensued.

A resident inquired about the Potential Sports activities and the Arbor Greene facility usage and schedule. Mr. von Merveldt endeavored to answer the inquiries.

A resident inquired about tennis instruction policies and a discussion regarding the current contract with Alan Williams ensued.

A resident expressed his concern regarding a treacherous walkway with an algae film on it. The Community Manager responded to the concern.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Eckhardt with all in favor the meeting was adjourned at 8:24 P.M.


Chairman