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On VOICE Vote with Mr. Clawson, Mr. Thomson, and Mr. Eckhardt voting Aye and Mr. Candella voting Nay the motion made by Mr. Clawson to allow Mr. Tanenbaum to participate in the meeting via CMT was approved.

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

**C. Approval of Agenda**

There were no additional agenda items.

On MOTION by Mr. Candella with all in favor the agenda was approved.

**SECOND ORDER OF BUSINESS**

**Public Questions and Comments on the Agenda**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Reports**

**A. Community Manager’s Report**

The General Update-April 14, 2014 document was made available to the Board and there were no comments.

The Project List provided by Mr. von Merveldt was discussed with the following noted:

- Mr. Clawson – the definition of Project is not accurate; they should be rolled up under something else. The larger ones are the programs the Board is working on; roof, interior, and exterior. Make sure the items listed are projects and not just tasks.
- Mr. von Merveldt - the list is just a starting point.

Activity Participation – the FY 2014 Activities Participation and Cost spreadsheet was discussed with the following noted:

- Referring to the Expenses column - what are we considering as expenses?
- The Revenues/Sponsors column was questioned.
- It was re-recommended to the Community Manager to contact Potential Sports regarding community activities.

Exterior Paint Project – two quotes were received and provided to the Board; Service Painting Corporation and Painters Pro of Florida, Inc. The Board was asked how far they want the painting to go; are the gatehouse and the gazebos to be included. Mr. Thomson responded

74 yes, they should be included. Carlos of Painters Pro of Florida will be asked for a quote for  
75 painting the gazebos and the entry signs at all the gates.

76

77 **FOURTH ORDER OF BUSINESS** **Old Business**

78 **A. Policy Manual**

79 The final edit of the Policy Manual was previously forwarded to the Board and was  
80 available for Board consideration at this meeting. Mr. Clawson had comments regarding the  
81 following items included in the Policy Manual:

82 ■ Page 4 – Is “Emergency and law enforcement vehicles shall be admitted at all times”  
83 included in the Post Orders; if so, why is it included in the Policy Manual? This item  
84 will be left in the Policy Manual.

85 ■ Page 4, third full paragraph – “Gate transmitters can be purchased at the *current*  
86 established fee and are available ....” – eliminate the word *current*.

87 ■ Page 5, at the bottom – “The illegal possession or use of alcohol or of controlled  
88 substances” – why is this statement in the policy? It establishes grounds for  
89 suspension of facility use. This item will be left in the Policy Manual.

90 ■ Page 7, the first full paragraph – “Personal property may not be left overnight at the  
91 facilities. Lockers are for daily use and will not be left locked overnight” this should  
92 be changed to “*Lockers are for daily use and locks will be removed from lockers if left*  
93 *overnight*”.

94 ■ Page 7, paragraph regarding local phone calls; this paragraph should be stricken.

95 ■ Page 9, the second full paragraph, last sentence should read “Guest passes shall not  
96 *exceed* one week in duration.

97 ■ Page 11, item *b*, insert **guardian**, and delete (*and to the parents if applicable*).

98 ■ Page 12, second item *a* on this page, Checks must be in the name of the  
99 “*resident/member renter*” this will be changed to ***checks must be in the name of the***  
100 ***person/or organization renting the facility***. Also change items in the first sentence of  
101 *b and c* on page 13 from *Residents, non-resident members, and non-residents* to  
102 ***Renter***.

103 ■ Page 11, it was recommended by two Board members to delete the word *non-resident*  
104 in the last complete sentence on this page.

105 ■ Page 15, item *m*, delete the words, *invited and un-invited patrons*.

- 106       ▪ Page 15, item n, change the word *will* to ***may***.
- 107       ▪ Page 17, item m is a repeat of page 16 where the pool hours are noted. Strike item *m*
- 108           on page 17.
- 109       ▪ Page 17, item c, break the two sentences apart (re: users and animals)
- 110       ▪ Page 17, item o, replace the words *loud music* with ***Personal media***.
- 111       ▪ Page 17, strike item p.
- 112       ▪ Page 18, item r, strike the words *As a courtesy to all swimmers*.
- 113       ▪ Page 22, first paragraph, delete ; ***a Facebook page; a Twitter account***.
- 114       ▪ Page 22, under Website, rephrase the sentence *The website shall provide residents*
- 115           *information about events, current activities, schedules, and also include AGCDD and*
- 116           ***homeowners association meeting notices, pertinent information, meeting minutes, and***
- 117           ***AGCDD and homeowners association documents***.
- 118           *The record will reflect Mr. Eckhardt temporarily left the meeting.*

119       Another draft, with the changes made above, will be presented and discussed again at  
 120       the next meeting.

121           *The record will reflect Mr. Eckhardt re-joined the meeting.*

- 122       ▪ Page 8, the first sentence under Nonresident Membership at Arbor Greene should be
- 123           changed to read *There is **an** established annual nonresident membership*.

124           *A copy of the document discussed above, Manual of Policies and Standard Operating*  
 125       *Procedures dated Rev. 04/9/2014 is attached hereto for the public record.*

126  
 127       **B. Exterior Project**

128       A proposal was received and presented to the Board from Con Asset, LLC for the  
 129       removal, repair and replacement of the roof. A Roof Tech proposal to repair the leak in the  
 130       weight room was also provided. The Roof Tech proposal was presented as a comparison and  
 131       the Con Asset proposal includes the work that Roof Tech proposed. It was recommended to  
 132       include a 10% contingency hold back in the Con Asset contract.

133  
 134       On MOTION by Mr. Clawson with all in favor the proposal from  
 135       Con Asset, LLC for the exterior roof project in the amount of  
 136       \$9,978.68, contingent upon a 10% hold back being added to the  
 137       agreement was approved.

138

139           *The record will reflect Mr. Tanenbaum left the meeting.*

140           A proposal from Mott's Contracting Services, Inc. for replacing the roof and trellis  
141 system of the building was also received and provided to the Board.

142

143           **C.     Technology Integration**

144           An Arbor Greene Technology Integration list assembled by Mr. Thomson and provided  
145 to the Board was discussed with the following noted:

146           ○ Website – The HOA could update their own sections of the ArborGreene.com, .org,  
147 .net website if they have an interest.

148           ○ It was recommended that the Master HOA, Devonshire and Carriage Homes  
149 participate in the website.

150           ○ The requests received on the website are 85% to 90% HOA inquiries. Ms. Judith  
151 Swartz, a representative of the HOA will bring the website item to the HOA Board and  
152 report back to the CDD Board.

153           ○ Social Media – We can integrate it into our website so every time something is posted  
154 on the website it automatically goes to all social media used by the District

155           ○ Developing of marketing templates. Alexandra provided template proofs. The cost is  
156 \$45 for a banner and \$15 for a basic template for posting any events or activities on the  
157 website. Residents should be informed about coming events and activities at least two  
158 months in advance.

159           ○ Ownership of updating the website – A staff member should be trained on website  
160 updating. Information should be collected from the Community Manager. After a staff  
161 member is trained, they can train other staff members. It was recommended to train  
162 Josh first. After others are trained, an account will be created for each person updating  
163 the website.

164           ○ Wi-Fi Expansion – Running wires to the snack shack was recommended to be done  
165 initially. The closest place to get internet connectivity is the fitness center and we can  
166 go from there. The best solution can be evaluated. The Community Manager was  
167 directed to get wiring to the snack shack and see how far Wi-Fi can reach out.

168           ○ Additional Security Cameras – Tennis Courts and Maintenance Shed – More cameras  
169 are needed for these areas. If an internet line gets out to the snack shack additional  
170 cameras can be placed outside.



- 206 ○ Barcodes - \$7
- 207 ○ Gate Transmitters – stay flat
- 208 ○ Replacement ID Tags – keep the same
- 209 ○ Daily Pass – keep the same
- 210 ○ Non-resident Annual Membership - \$1,500
- 211 ○ Non-resident Tennis League Play – keep the same (has recently been adjusted)
- 212 ○ Room rental – from \$50 to \$75
- 213 ○ Resident rental with alcohol - \$150
- 214 ○ The additional hours need to be in line with the rate hike; \$20 for non-alcohol
- 215 and \$40 for alcohol.
- 216 ○ Additional Beyond Operating Hours - \$30 for non-alcohol and \$50 with
- 217 alcohol.
- 218 ○ Unapproved Extension of Hours – forfeits the deposit
- 219 ○ Non-Resident Rental from \$250 to \$300, with alcohol \$600
- 220 ○ Non-Resident Deposit from \$500 to \$750
- 221 ○ Additional Hours - \$50 to \$75; with alcohol \$150
- 222 ○ Unapproved Extension of Hours – forfeits the deposit

223 The Advertising items listed on the spread sheet were discussed with the following  
224 noted:

- 225 ● The Newsletter should have an ad on the back cover.
- 226 ● A full page ad should cost \$175 for one month; with no discount for 3 months; a
- 227 10% discount for 6 months and 20% discount for one year.
- 228 ● A half page ad should cost \$120.
- 229 ● Quarter page ads should cost \$80.
- 230 ● One eighth page \$50.

231  
232 At this point in the meeting more than one conversation took place at the same time  
233 restricting transcription.

234 The Community Manager reviewed the fee changes made by the Board.

235 **B. Supervisors Requests and Motions**

236 Mr. Candella reported dead grass when first entering the Preserve and also reported  
237 some Palm trees were missed for trimming.

238 Mr. Eckhardt reminded the Board the Pepsi cooler will be delivered tomorrow  
239 afternoon after 2 P.M.

240 Mr. Clawson would like the District to purchase a TV to go outside the snack shack.

241 Mr. Thomson requested cutting down the mulching to one full mulching, keeping a  
242 little bit for extra mulching. The mulching costs for previous years will be reported in the next  
243 Community Manager’s report.

244 Mr. Candella inquired about the street sweeping schedule.

245 Mr. Clawson requested a time line for the snack bar. He also requested moving the  
246 agenda item Supervisors Requests and Motions up; as an item following Community Manager’s  
247 Report. Mr. Thomas suggested naming the item Supervisor Reports.

248 **B. Announcements**  
249 There were none.

250 **SIXTH ORDER OF BUSINESS**  
251 There were none.

**Public Special Requests**

252 **SEVENTH ORDER OF BUSINESS**

**Adjournment**

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255 On MOTION by Mr. Eckhardt with all in favor the meeting was  
256 adjourned at 10:05 P.M.  
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Toby Thomson  
Chairman