

**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 25, 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
Michael S. Candella	Supervisor
Steven Eckhardt	Supervisor
Nathaniel Clawson	Supervisor
Matthew Dykeman	Supervisor

Also present were:

Mark Vega	District Manager
Jason von Merveldt	Community Manager
Tonja Stewart	Stantec/District Engineer
Audience Members	

*The following is a summary of the minutes and actions taken at the August 25, 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 the Agenda**

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

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

Residents, Mr. Dennis Kirchoff, Ms. Lillian Denton and Ms. Mariana Espido addressed the Board on tennis wall proposals and provided a handout to the Board. They expressed their favorable opinion of going forward with plans to install a tennis wall.

Ms. Julie Van Acker addressed the dog park issue and asked if she could continue forward with the project. She would like to move forward with putting in a fence and a sign at this time. Ms. Crystal Van Meter, a resident, also expressed her favorable opinion of moving forward with a dog park project.

**THIRD ORDER OF BUSINESS**

**Reports**

**A. District Engineer's Report**

Ms. Stewart gave a follow-up on pavement management and resurfacing of the roads.

**B. District Counsel's Report**

Mr. Vega indicated Mr. Gardner was not in attendance due to illness, but he will attend the next meeting.

**C. District Manager's Report**

**i. Follow Up Items**

- In December, 2013 the Board voted to turn over certain pump stations to the County and this has been done.
- There were several companies interested on bidding for the interior project, however they didn't send bids but asked for clarification on the electrical boxes, the HVAC in building one.

**ii. Review and Approval of the June 23, 2014 Regular Meeting Minutes the July 28, 2014 Continued Meeting and the August 4, 2014 Meeting Minutes**

On MOTION by Mr. Candella with all in favor the June 23, 2014, July 28, 2014 and August 4, 2014 minutes were approved as amended.

**iii. Review and Approval of the July 2014 Financial Statements**

The assessments are 99.9% collected.

On MOTION by Mr. Eckhardt with all in favor the July 2014 financial statements were approved.

**iv. Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2015 (Resolution 2014-6) and Levy of Non-Ad Valorem Assessments (Resolution 2014-7)**

The public hearing on the adoption of the fiscal year 2015 budget was opened.

Mr. Thomson noted as per the Board's discussion and approval at the last meeting he met with the Community Manager and District Manger to review some of the budget line items. Budget changes were documented by the District Accountant and made available to the Board.

Mr. Thomson also noted this is the fourth year the assessments will be kept flat. The Enclave and Parkview villages will have a small decrease as their gate fund will go down.

The audience was invited to comment on the budget; there were no comments.

The public hearing was closed.

On MOTION by Mr. Candella with all in favor Resolution 2014-6 relating to the annual appropriations of the District and adopting the budget for the fiscal year beginning October 1, 2014 and ending September 30, 2015 and referencing the maintenance and benefit special assessments to be levied by the District for said fiscal year was adopted.

On MOTION by Mr. Clawson with all in favor Resolution 2014-7 levying and imposing a non-ad valorem maintenance special assessment for the Arbor Greene CDD for fiscal year 2015 was adopted.

**v. Election of Officers – Resolution 2014-5**

Mr. Vega noted subsequent to appointing a new member to the Board, the Board has the opportunity to reconstitute the slate of offices. This resolution memorializes the adoption of the slate of offices. The current slate of offices is as follows: Mr. Thomson is Chairman, Mr. Eckhardt, Mr. Candella, Mr. Clawson and Mr. Dykeman serve as Supervisors, Mr. Vega is Secretary, Mr. Robert Koncar is Assistant Treasurer, and Mr. Stephen Bloom is Treasurer.

Mr. Eckhardt nominated Mr. Clawson to serve as Chairman.

On MOTION by Mr. Eckhardt seconded by Mr. Thomson with all in favor Resolution 2014-5 designating officers of the District as follows was adopted: Mr. Clawson, Chairman, Mr. Thomson Vice Chairman, Mr. Steven Eckhardt, Co-Vice Chairman, Mr. Koncar, Assistant Treasurer, Mr. Bloom, Treasurer, Mr. Vega, Secretary, and Mr. Candella and Mr. Dykeman are Supervisors.

**vi. Arbitrage Rebate Report – Period Ending June 5, 2014**

The report will be mailed to the Board.

**D. Meeting Schedule for Fiscal Year 2015**

The annual meeting schedule includes two regular meetings per month.

There was consensus of the Board to accept the meeting schedule as presented.

**E. Community Managers' Reports**

Mr. von Merveldt mentioned the following: the tennis court resurfacing began today, the Lake Masters contract expires September 30<sup>th</sup>; Gary is working on a comparison sheet.

*The record will reflect Mr. Candella left the meeting.*

Mr. Thomson would like to see the proposal from Aquatic Systems Inc. on what they do. He would also like to check on whether there could be a cut back in service during the winter season.

Mr. von Merveldt distributed a hand out provided by U.S. Securities.

- Streetlight Painting Project

On MOTION by Mr. Eckhardt with all in favor the proposal from Painters Pro of Florida in the amount of not to exceed \$14,616 for community streetlight/sign post painting project with funds from Reserves Signage was approved.

- Village Directional Signs

Mr. Thomson expressed his opinion that the village signs should be removed and the other Board members were asked for their input. Mr. Clawson stated he thinks the signs are part of the charm of the neighborhood. Mr. Eckhardt stated he doesn't mind them. Mr. von Merveldt indicated they cost approximately \$250 each. Mr. Thomson stated if the consensus of the Board is to keep the signs, they can continue to be maintained.

The audience was asked for their opinion on the signs and they supported keeping the directional signs.

- **Maintenance Manager Spending Limit**

The current spending limit for the Maintenance Manager is \$500 and it was requested to raise it to \$1,000 by Mr. von Merveldt.

On MOTION by Mr. Clawson with all in favor raising the spending limit of the Maintenance Manager from \$500 to \$1,000 was approved.

- **Landscape Replacement Policy**

A discussion ensued on replacing trees in the community. The Board concluded a replacement should be installed for each tree or shrub lost on CDD property except for trees or shrubs in the verge.

- **Delivery Method of Documents to the Board**

All future meeting agenda packages will be distributed to Board members and staff via email.

On MOTION by Mr. Eckhardt with all in favor making the final payment to Painters Pro of Florida in the amount of \$20,250 was approved.

**FOURTH ORDER OF BUSINESS**

**Old Business**

**A. Sport Wall**

Mr. Clawson noted he has three locations in mind. Numbers will be brought back to the Board for further discussion of this project.

**B. Discussion of Dog Park**

The audience was invited to comment on this item. Ms. Van Acker noted she has been working on this dog park project for 18 months and there is a lot of support for it from pet owners. Mr. Clawson questioned how the maintenance expenses for this park would be handled. Ms. Van Acker responded maintenance takes out the trash from other parks in the community. Mr. Thomson questioned the numbers distributed to the Community Manager

several weeks ago. Ms. Van Acker noted she talked to Home Depot and Lowes and they said they were interested in making a fence donation and the numbers need to be fine-tuned. There were 19 donations with a total of \$5,000 contributed and if we don't move forward she will return the donations to the contributors. Mr. Clawson noted we will need to find out how a dog park will affect SWFWMD; Ms. Stewart will be consulted on this. Mr. Thomson requested getting feedback from residents who live close to the proposed area.

Mr. Eckhardt expressed his opinion that he does not want to commit to anything divisive at this time when there is a \$400K to \$600K remodeling project to do on a \$3 million facility that is in need. Mr. Thomson reiterated he would like to see what the Retreat and Avalon residents have to say about a dog park project. Mr. Dykeman suggested obtaining maintenance financial information from operators of existing dog parks.

**FIFTH ORDER OF BUSINESS**

**New Business and Supervisor Requests**

Coding issues were discussed. Mr. Clawson mentioned a podium for residents to speak from. Mr. Eckhardt asked Mr. Vega if he is taking care of Master Piece and the architect and he will call all 12 vendors asking for bids via hardcopy and electronic and forward them to the Board.

Scheduling a workshop meeting was discussed.

Borrowing money from other CDD's, investment policies, annuities and trusts were discussed.

**Public Special Requests**

Mr. Paul Boucher gave a Neighborhood Watch update.

**A. Supervisor Requests and Motions**

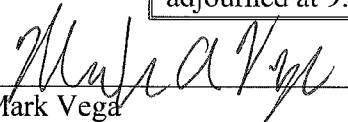
Mr. Clawson stated he would like to put together a community flyer, not the Newsletter but something that could be published once per year.


**SIXTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss,

On MOTION by Mr. Clawson with all in favor the meeting was adjourned at 9:47 P.M.

  
Mark Vega  
Secretary

  
Nathaniel Clawson  
Chairman