

**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 24, 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
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. Eckhardt seconded by Mr. Candella Jr. 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.

THIRD ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2016 (Resolution 2015-7) and Levy of Non Ad Valorem Assessments (Resolution 2015-8)

Mr. Vega suspended the regular meeting and opened the Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2016 at 6:35 p.m. There being no public input the Public Hearing was closed at 6:36 p.m. and the regular meeting continued.

Approved

Resolution 2015-7 Relating to Adopting the Budget for the Fiscal Year Beginning October 1, 2015 and Ending September 30, 2016 was presented for consideration.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Sr. with all in favor to adopt Resolution 2015-7 Relating to Adopting Version 6.0 Modified Tentative Budget for the Fiscal Year Beginning October 1, 2015 and Ending September 30, 2016. 5-0

Resolution 2015-8 Levying and Imposing a Non-Ad Valorem Maintenance Special Assessment for Fiscal Year 2016 was presented for consideration.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Jr. with all in favor to adopt Resolution 2015-8 Levying and Imposing a Non-Ad Valorem Maintenance Special Assessment for Fiscal Year 2016. 5-0

FOURTH ORDER OF BUSINESS **Consent Agenda**

- A. Approval of the Minutes from July 13, 2015**
- B. Financial Report July 31, 2015**

Mr. Eckhardt presented the items on the consent agenda for consideration.

On MOTION by Mr. Eckhardt seconded by Mr. George with all in favor the Consent Agenda was approved as submitted. 5-0

FIFTH ORDER OF BUSINESS **Public Hearing for Consideration of Rulemaking for Rate Setting**

- A. Manual of Policies and Standard Operating Procedures**

Mr. Vega suspended the regular meeting and opened the Public Hearing to Consider Rulemaking for Rate Setting at 6:39 p.m. Comments from the public were heard and information was provided. The Public Hearing was closed at 6:40 p.m. and the regular meeting continued.

Discussion ensued on additional changes/clarifications to the policy which will be incorporated into the final document.

On MOTION by Mr. Eckhardt seconded by Mr. Dykeman with all in favor effective September 1, 2015 the proposed fee schedule with the amended fees was approved. 5-0

Mr. von Merveldt addressed additional changes in the Rules. Discussion followed regarding a change in the tennis court closing time and the purchase of additional bar codes. The

following motion reiterates the prior motion and includes subsequent changes discussed regarding the Manual of Policies and Standard Operating Procedures.

On MOTION by Mr. Eckhardt seconded by Mr. George with all in favor to approve the rates, and the Manual of Policies and Standard Operating Procedures as amended effective September 1, 2015 was approved. 5-0

SIXTH ORDER OF BUSINESS

Reports

A. District Manager's Report

i. Follow-Up Items

Mr. Vega confirmed the Board received a copy of the Arbitrage Report from LLS Tax Solutions Inc. regarding the Special Assessment Revenue Refunding Bonds, Series 2006 and reviewed the Notes and Assumptions provided in the report.

On MOTION by Mr. Eckhardt seconded by Mr. Dykeman with all in favor to approve the Arbitrage Report completed by LLS Tax Solutions Inc. for period ending June 5, 2015. 5-0

ii. Consideration of Engagement Letter with Grau & Associates to Complete the Audit for FY Ending September 30, 2015

The Engagement Letter with Grau & Associates to complete the audit for FY Ending September 30, 2015 was presented for consideration.

On MOTION by Mr. Candella Jr. seconded by Mr. Eckhardt with all in favor to accept the Engagement Letter with Grau & Associates to complete the audit for FY Ending September 30, 2015. 5-0

iii. Approval of Meeting Schedule for FY 2016

A draft meeting schedule with suggested changes for FY 2016 was presented for consideration. On consensus of the Board, the proposed meeting schedule for FY 2016 was accepted.

iv. Consideration of Arbitrage Services – LLS Tax Solutions, Inc.

The Engagement Letter with LLS Tax Solutions, Inc. to provide Arbitrage Services for the Special Assessment Revenue Refunding Bonds, Series 2006 was presented for consideration.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Sr. with all in favor to accept the Engagement Letter with LLS Tax Solutions, Inc. to provide Arbitrage Services for the Special Assessment Revenue Refunding Bonds, Series 2006. 5-0

B. Community Manager’s Report

Mr. von Merveldt reviewed the following items contained in his August 24, 2015 report.

- **Fee Schedule** (Item addressed above)
- **Street Tree Maintenance**
- **Manual of Policies and Standard Operating Procedures** (Item addressed above)
 - Additional discussion on Suspension of Privileges
- **OLM Contract**
The contract with OLM was presented for consideration.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Jr. with all in favor to provide 30-day written notice to terminate the OLM contract effective September 30, 2015. 5-0

Mr. Vega suggested removing the Contract Landscape Consultant line item from the budget and moving \$10,000 to R&M Trees and Trimming and the balance as Unassigned. By Board consensus the change was approved.

- **Red Cedar Tree Replacement**
The various options for replacement were discussed.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Jr. with all in favor to remove the Red Cedar Trees and authorize Greenview to replace the trees twenty (20), forty-five (45) gallon Leyland Cypress Trees at a cost NTE \$9,700 plus permitting from FY 2016 R&M Trees and Trimming. 5-0

- **Front Entrance Lighting**
Borrell Electric is not able to match the amount approved for the lighting project. Precision Power and Night Lights will be contacted to determine if they can install the 22 lights for the amount authorized at the June 22, 2015 meeting, \$16,500.

- **Website/Community Bulletin Board**
Updates and corrections to the webpage were reviewed.

- **A LOT Tennis**
Consideration of a 1 year exception to reduce the percent of resident/non-resident rooster ratio.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Sr. with all in favor to approve a 1 year reduction of resident/non-resident rooster ratio to 50% for A LOT Tennis. 5-0

SEVENTH ORDER OF BUSINESS

Old Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

New Business and Supervisor Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Public Comment


There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


Matthew Dykeman
Co-Vice Chairman