

**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, September 8, 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:

Nathaniel Clawson	Chairman
Toby P. Thomson	Vice Chairman
Steven Eckhardt	Co-Vice Chairman
Michael S. Candella	Supervisor
Matthew Dykeman	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 September 8, 2014 Arbor Greene Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order

A. Roll Call

The meeting was called to order and all Supervisors were in attendance.

B. Approval of Agenda

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

Public Comments on Agenda Items and Other Matters

At 6:33 P.M. Mr. Clawson stated the meeting will move to a shade/private session with Counsel for purposes of discussing pending litigation.

The regular meeting reconvened at 7:11 P.M. with all Board members present.

THIRD ORDER OF BUSINESS

Community Managers' Report

A. General Updates

A General Updates summary was provided to the Board by Mr. von Merveldt and the following items from that summary were mentioned:

- The tennis court resurfacing was completed on September 5, 2014. A request for final payment, \$18,950, has been submitted.

On MOTION by Mr. Thomson with all in favor disbursing the final payment to The Court Devil, Jr. in the amount of \$18,950 was approved with funds from budget item Assigned Reserves Tennis Courts.

The Board discussed a possible revision to the Policy Manual regarding the age allowance for children's use of the fitness center.

FOURTH ORDER OF BUSINESS

Old Business

A. Interior Design

Mr. von Merveldt noted a pre-bid walk was done last week.

Mr. Eckhardt indicated the bidders had questions and we answered what we could except for questions the architect needs to answer.

B. Lake Maintenance Contract

Mr. von Merveldt provided a contract comparison sheet on Lake Masters and Aquatic Systems, Inc. to the Board and stated Lake Masters provided an option regarding winter month scheduling and Aquatic Systems did not submit one.

On MOTION by Mr. Thomson with all in favor the Lake Masters Management Contract Agreement with two amendments; changing #2 Contract Term to 24 months and completely striking #8 Automatic Renewal was approved.

C. U.S. Security Associates Contract

A copy of the U.S. Security Associates, Inc. agreement was provided to the Board by Mr. von Merveldt. The current contract expires on September 29th. The Board submitted questions for Mr. von Merveldt to ask this vendor.

D. SwimKids USA Weekend Swim Lesson Agreement for Consideration

Mr. von Merveldt noted Mr. Alan Messing of SwimKids USA was in attendance at this meeting and a contract was provided to the Board. Mr. Messing submitted the contract with suggested revisions and changes. The 70% Arbor Greene resident enrollment issue was discussed at length along with changes to the proposed agreement. The changes and amendments discussed will be incorporated in a revised agreement for execution by the Chairman.

On MOTION by Mr. Thomson with all in favor the Concession Agreement with SwimKids USA was approved as amended.

FIFTH ORDER OF BUSINESS

New Business and Supervisor Requests

Mr. Dykeman asked about the browning grass. Mr. von Merveldt responded the landscapers applied an incorrect amount of chemical in some areas. If the areas do not rejuvenate, the affected areas of grass will be replaced.

Mr. Eckhardt asked about post orders regarding landscaper schedules. Mr. Boucher responded the HOA has received complaints regarding residents mowing the lawns at 7:30 and 8:00 P.M., research was done and nothing was found in the covenants restricting residents from lawn care at any particular time.

Mr. Thomson stated he would like to see information on putting in a policy for how we do hiring and personnel things. Regarding the organizational chart he would like something submitted in the record that we have made changes to titles and different things. He also wants Mr. Vega to send out the 2015 meeting dates to the Board as well as post the PDF to the website and the same thing with the 2015 final budget.

Mr. Clawson stated currently activity funds are deficient to make it through the end of the fiscal year. He wants to talk to the Board about possibly putting \$2,000 into that fund to get them through this month and through the year. Consensus of the Board was to add \$2,000 to the activities fund.

Mr. Eckhardt commented on vendors who are sponsors for events.

Mr. Clawson asked for Board consensus on setting a spending limit for new employee Michelle.

On MOTION by Mr. Clawson with all in favor a credit card with a \$1,000 per month spending limit for the Activities and Events Assistant was approved.

With reference to adult events, Mr. Clawson commented on having some kind of cash bar at these events. District Counsel will be consulted on this issue. Mr. Clawson requested this issue be included on the next meeting agenda under Old Business.

Mr. Clawson noted currently we are spending \$400 for a movie for a blowup screen and projector; they roughly cost four to six thousand dollars to purchase. The Board was asked for their opinion on purchasing this equipment for the District. Consensus of the Board was to go forward with obtaining pricing of the equipment. Mr. Clawson also requested that the use of community parks for events and activities be discussed at the next meeting and included as an agenda item under Old Business.

Mr. Dykeman asked for access codes for all the gates and he was directed to speak with Gary.

SIXTH ORDER OF BUSINESS

Public Special Requests

There not being any the next item followed.

SEVENTH ORDER OF BUSINESS

Adjournment

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



Nathaniel Clawson
Chairman