

**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, June 9, 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
Adam Tanenbaum	Supervisor
Steven Eckhardt	Supervisor
Michael S. Candella	Supervisor
Nathaniel Clawson	Supervisor

Also present were:

Mark Vega	District Manager
Jason von Merveldt	Community Manager
Tonja Stewart	District Engineer

Residents

The following is a summary of the minutes and actions taken at the June 9, 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 three Supervisors were in attendance.

B. Approval of Agenda

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

The record will reflect Mr. Tanenbaum joined the meeting.

SECOND ORDER OF BUSINESS

Public Questions and Comments on the Agenda

Mr. Paul Boucher gave a Neighborhood Watch update.

THIRD ORDER OF BUSINESS

Distribution of the Proposed Fiscal Year 2015 Budget and Consideration of Resolution 2014-4 Approving the Proposed Budget and Setting the Public Hearing

Mr. Vega briefly mentioned the gate items on the proposed budget.

The discussion on the proposed budget paused, allowing the report from the District Engineer to commence at this time.

The record will reflect Mr. Tanenbaum temporarily left the meeting.

FOURTH ORDER OF BUSINESS

Reports

**B. District Engineer
ii. Pond Restoration**

Erosion on homeowner's property was discussed. Ms. Stewart suggested sending out letters to individual homeowners of properties that might be causing drainage issues.

Mr. Vega noted the following option to handle this issue: letters can be sent to property owners by the Community Manager's office or the District Manager's office stating what the issue is and stating it needs to be corrected by a certain timeframe and if not we would special assess them or we can have an attorney's letter sent to the owners.

The record will reflect Mr. Tanenbaum rejoined the meeting.

Ms. Stewart referred to the newsletter articles that have been published and noted she hopes that after residents read the articles they will pay attention to what is going on in their back yard and may have been proactive in doing something to correct, repair or improve the situation.

The specific addresses where something needs to be done and specific repair instruction will be notated by staff.

i. Road Report

Ms. Stewart reported on pavement management. It is her opinion that the 15% savings the District would get the quality of the management is not nearly as good as resurfacing but the disruption of the community causes too much chaos with traffic.

Ms. Stewart noted the Arbor Greene roads are in decent condition; there is not a single road that was inspected that alarms her of work needed. Some areas are

obviously deteriorating more than others. The Arbor Greene roads are too old for pavement management today.

Mr. Thomson indicated he would like pricing for re-striping on Arbor Greene Drive.

The record will reflect Ms. Stewart left the meeting.

THIRD ORDER OF BUSINESS

Distribution of the Proposed Fiscal Year 2015 Budget and Consideration of Resolution 2014-4 Approving the Proposed Budget and Setting the Public Hearing (continued)

The assessment level indicated on the current proposed budget is above last year's assessment and this is the high water mark. The Board can start cutting down from here until the August public hearing meeting.

Mr. Tanenbaum expressed his opinion on the assessment increase by \$18,000 for Parkview that Severn Trent indicates in the budget for next year. Parkview should be zero for assessments on the gate for next year in theory.

Mr. Thomson noted all of them except Estuary are \$5,000. Estuary is \$10,000 and the fund balance ending is predicting. Some of these need to be adjusted on a gate by gate basis based on repairs that have already been done. The biggest change in expenditures is that each gate now has a \$5,000 reserve fund.

Mr. Tanenbaum did not agree with this. He stated Severn Trent has built in false assumptions for these numbers. There is no rationale to it other than they try to make it match the rest of the budget.

Mr. Tanenbaum proposed the following:

Devonshire shows a balance of \$6,988, propose additional revenues of \$3,200.

All the Revenues, proposing to take it down from \$7,657 to \$3,200, strike the Reserve Gate line \$5,000 and take the Miscellaneous Contingency down to \$200.

Mr. Thomson stated that's where all the phone bills hit: Miscellaneous Contingency.

There was Board consensus on the proposed Devonshire fund changes.

Mr. Tanenbaum proposed the following for Estuary:

Taking revenue down \$15,000 next year; increase Estuary Reserve Gate to \$10,000.

For Enclave make similar to Devonshire, propose taking revenues for Enclave down to \$7,500 with Reserve Gate set at \$4,000.

For Parkview propose zeroing out Revenue, strike the Reserve Gate line, leave the Contingency line and show \$3,500 for R&M Gate.

Mr. Thomson would like to see at least \$650 for Revenue to cover the phone bill.

Proposal for Parkview; \$650 Revenue, \$3,500 for R&M Gate, \$650 for Miscellaneous Contingency and zero Reserve.

For the Retreat – anticipating some expense propose \$3,700 for Revenues, strike Reserve Gate for a zero to make the rest of it match up.

There was Board consensus for all 5 gate proposals made by Mr. Tanenbaum.

Mr. Thomson discussed the Interior Project and noted the following:

- If we decide to borrow money to fund the renovations we need to have the funds somewhere within the 2015 budget.
- There is a quote for fitness equipment in the Community Manager's Report for purchase and for leasing. The money needs to be in the 2015 budget. We need to pick two numbers for the Interior and the Fitness Equipment before we pass the budget resolution.

Mr. Eckhardt noted the Masterpiece projections for the interior project are at \$250,000 to \$300,000 as the high mark and we could pick and choose what we want to be done.

Mr. Thomson MOVED to increase Capital Outlay from \$17,000 to \$34,000.

On VOICE Vote with Mr. Thomson and Mr. Eckhardt voting AYE and Mr. Tanenbaum, Mr. Candella and Mr. Clawson voting Nay the motion to increase Capital Outlay to \$34,000 failed. 2/3

The Community Manager discussed leasing versus purchasing fitness center equipment.

A lengthy discussion regarding fitness equipment usage and funding ensued including comments from audience members.

Mr. Thomson noted the Newsletter budget line item should be zero since we signed a contract with IKAR. The Newsletter expenditures can also be cut back. The Newsletter ad revenue needs to be zeroed out.

The record will reflect Mr. Eckhardt temporarily left the meeting.

The record will reflect Mr. Eckhardt rejoined the meeting.

On MOTION by Mr. Tanenbaum with all in favor Resolution 2014-4 approving the budget for fiscal year 2015 setting a public hearing thereon pursuant to Florida Law for Monday, August 25, 2014 at 6:30 P.M. at the Arbor Greene Community Center, Gathering Room was adopted.

The goal is to have the General Fund flat at zero percent. The total assessment per unit will go down and the Capital Outlay will balance.

THIRD ORDER OF BUSINESS

Reports (continued)

A. Community Manager's Report

Mr. von Merveldt reported on items listed on his General Update Report which included:

- The roofing project; the fascia was removed.
- The clubhouse and snack shack roofs were cleaned on May 28th.
- Mosquito Spray.
- Irrigation at Preserve Entrance.
- Playground Equipment.
- Potential Sports.
- Holiday Lighting – waiting for Trimmers update.
- Expense Explanation.
- Technology.
- Village Gates.
- Upcoming Activities.

The previous request made by the Board for Mr. von Merveldt to review and report on the current staff positions and duties was briefly discussed. The

Administrative Manager's position was discussed at length as well as a discussion regarding hiring a staff member for coordinating community events.

The record will reflect Mr. Tanenbaum left the meeting.

FIFTH ORDER OF BUSINESS

Old Business

A. Exterior Project

The agreement with Painters Pro of Florida, Inc. for the services as noted in Exhibit A attached to the agreement provided to the Board as included in the Community Manager's Report was discussed.

On MOTION by Mr. Eckhardt with all in favor the agreement with Painters Pro of Florida, Inc., for exterior painting of the clubhouse and the arbors starting on the trellis first, in the amount of not to exceed \$17,500 was approved.

Mr. Thomson suggested having Greenview cut back the landscaping by the weight room windows.

B. Interior Project

The delay in the Masterpiece presentation on costs was discussed.

C. Fee Schedule

This item was included in the Community Manager's Report.

The tennis fee schedule and non-resident limit on annual membership was discussed; currently the cap is 16 people. There is a waiting list this year.

The discussion on "tennis at Arbor Greene" continued at great length.

Mr. Clawson addressed the bar code fee for vendors and suggested a fee of \$25; vendor access \$25. This needs to be discussed at a future meeting. A public hearing regarding the Arbor Greene fee schedule is set for July 14, 2014.

SIXTH ORDER OF BUSINESS

New Business and Supervisor Requests

A. Announcements

The next meeting is scheduled for June 23, 2014 at 6:30 P.M.

B. Supervisor Requests and Motions

Mr. Thomson requested Mr. von Merveldt reach out to Rizzetta for their amenity management services; club attendants, pool monitors, grounds-keeping maintenance. He

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would like to know the cost, how they do their scheduling, ^{and} are their current clients in the New Tampa area.

SIXTH ORDER OF BUSINESS

Public Special Requests

A resident, Ms. Denton, addressed issues she has with minutes being posted to the website and also addressed a Newsletter issue. Ms. Denton also discussed tree trimming and inquired about the tree trimming schedule for the future; will it be another five years before all the community trees are trimmed. The Board responded and noted tree trimming will not be done again in 2015 and there is no plan for future trimming at the present time.

Tennis fees were discussed again.

A resident inquired about Seven Oaks and tree trimming/removal/replacement policies.

Mr. Vega noted he just received an emailed resignation from Mr. Tanenbaum stating he resigned from the Board effective June 14, 2014.

A notice of vacant board seat will be posted within the community. Residents interested in being considered for appointment should submit a resume or letter to the Board or District Manager or attend one of the next Board of Supervisor meetings.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Eckhardt with all in favor the meeting was adjourned at 10:22 P.M.

Toby Thomson

Toby Thomson
Chairman