

**MINUTES OF MEETING  
ARBOR GREENE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Arbor Greene Community Development District scheduled for July 14, 2014 was continued on Monday, July 28, 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 (CMT)	Supervisor
Nathaniel Clawson	Supervisor

Also present were:

Mark Vega	District Manager
Tracy Robin	District Counsel
Jason von Merveldt	Community Manager
Audience Members	

*The following is a summary of the minutes and actions taken at the July 28, 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 with Mr. Eckhardt attending by phone.

Mr. Clawson MOVED to allow Mr. Eckhardt to participate in the meeting via CMT.

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

**B. Approval of “the Proposed” Agenda**

Mr. Thomson noted the original agenda has been shortened due to his need to leave the meeting early.

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

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

- A. Consideration of Applicants for Supervisor Seat #3**
- B. Appointment of Supervisor to Fill the Unexpired Term of Office – Seat 3 (11/2016)**
- C. Election of Officers – Resolution 2014-5**

This item, Organizational Matters, was deleted from the original agenda and not discussed.

**THIRD ORDER OF BUSINESS**

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

Mr. Peter Halpern indicated he is interested in becoming a candidate for the vacant seat on the Board.

*The record will reflect Mr. Eckhardt joined the meeting by phone.*

Ms. Julie Vanacker gave an update on the dog park issue. She indicated she needs more support before she continues to move forward. Mr. Thomson requested that Ms. Vanacker forward the information she has on the dog park to the Community Manager who will provide it to the Board. This item will also be added to August 25<sup>th</sup> meeting agenda.

Mr. Dennis Kirchoff made an inaudible comment.

Ms. Mary Jo Lefcourt made an inaudible comment.

Ms. Geri Burks commented on the conditions of the tennis courts; only 6 of the 8 are playable.

Mr. Steve Corcoran inquired about the cost of the dog park and Ms. Vanacker responded roughly \$7,000.

Mr. Corcoran also asked about the berm maintenance along Arbor Wind behind the Preserve. He also noted he had a tree replaced in the easement between the sidewalk and the street and the City of Tampa has a free tree program available to residents; he offered to forward the information for website posting.

Mr. Paul Boucher gave a Neighborhood Watch update.

Mr. Steve Warner applauded and expressed his support of the efforts of Ms. Vanacker regarding gaining funding for the dog park project.

A representative from Kids USA addressed the Board regarding programs they offer. Mr. Thomson suggested forwarding his program information to the Community Manager.

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Rules Establishing Various Rates, Fees and Charges**

The proposed fee schedule was included in the meeting agenda package.

The public hearing was opened.

The following was noted:

- The annual membership fee for non-residents is proposed to increase to \$2,000.
- The hourly rate rental agreement information is proposed to change.
- The bar code fee is proposed to increase to \$7.
- The transmitters will cost \$25.

Members of the audience asked questions regarding the proposed changes, which were responded to by the District Manager.

The public hearing was closed.

On MOTION by Mr. Clawson with all in favor the rules establishing various rates, fees and charges as indicated on the attached Rules document, effective August 1, 2014 were adopted.

**FIFTH ORDER OF BUSINESS**

**Reports**

**B. Community Manager Report**

**i. Tennis Court Resurfacing**

(the comments made by Mr. von Merveldt were inaudible)

On MOTION by Mr. Clawson with all in favor the tennis court resurfacing agreement with Court Devil Jr. with a cost of not to exceed \$25,000 with funds from Assigned Reserves Court Amenities was approved.

**ii. Front Entrance Landscaping**

**iii. Playground Equipment**

**iv. Rental Agreement**

(Items B.ii through B.iv were not discussed)

**C. District Engineer**

The District Engineer was not in attendance at this meeting.

District Counsel Report

(this item was not included on the Continued Meeting Agenda)

Mr. Robin indicated he was in attendance at this meeting to discuss financing options with the Board but in light of the Board’s time schedule, this discussion could be deferred.

Mr. Thomson suggested that counsel and the District Manager put together an investment policy proposal to be presented to the Board at a future meeting.

**A. District Manager**

- i. Review and Approval of the May 12, 2014 Regular Meeting Minutes and the June 9, 2014 Regular Meeting Minutes**
- ii. Review and Approval of the June 2014 Financial Statements**
- iii. Discussion of the Proposed Fiscal Year 2015 Budget**

The above items (A.i. through A.iii) were not discussed)

**SIXTH ORDER OF BUSINESS**

**Old Business**

- A. Exterior Project**
- B. Interior Project**
- C. Discussion of Letters of Interest for Attorney Services**

(items 6A through 6C were not discussed)

**SEVENTH ORDER OF BUSINESS**

**New Business and Supervisor Requests**

Mr. Thomson mentioned painting the maintenance shed in November or December.

Mr. Clawson requested that the District Manager provide a name or names of staff members who may be considered to be authorized to use the District credit card for District purchases.

**EIGHTH ORDER OF BUSINESS**

**Public Special Requests**

Mr. Steve Corcoran asked that in the future the Board not use the Arbor Greene Face book page or website as a political platform for personal agendas.


A resident reported the lights were on all weekend at the Trace and in the Landing; who is in charge to report these issues on the weekend? The response made by Mr. von Merveldt was inaudible.

**NINTH ORDER OF BUSINESS**

**Continuation**

Mr. Thomson requested continuing this meeting to August 4, 2014 at 6:30 P.M.

On MOTION by Mr. Thomson with all in favor the meeting was continued to Monday, August 4, 2014 at 6:30 P.M. at the Community Center Gathering Room.

  
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Mark Vega  
Secretary

  
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Toby Thomson  
Chairman