

**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, October 20, 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:

Steve Eckhardt	Chairman
Matthew Dykeman – via phone	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
Amanda M. Uliano	District Counsel
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

Mr. Eckhardt requested approval of the Agenda.

On MOTION by Mr. Candella Sr. seconded by Mr. Candella Jr. with all in favor the October 20, 2015 Agenda was approved. 4-0

Mr. Eckhardt stated Mr. Dykeman requests to participate and vote at the meeting via telephonically.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Jr. with all in favor approving Mr. Dykeman to participate telephonically at the October 20, 2015 meeting. 4-0

SECOND ORDER OF BUSINESS

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

- A resident requested an adjustment to the tennis team ratio.
 - Mr. von Merveldt is authorized to address any exception requests.

- Mr. Boucher reported on activities in and around the community.

Approved

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes from September 28, 2015
- B. Financial Report September 30, 2015

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

FOURTH ORDER OF BUSINESS

Reports

- A. District Manager’s Report
 - ii. Motion to Assign Fund Balance

Mr. Vega reviewed the FY 2015 Reserves and requested the Board assign the FY 2015

Reserves as follows:

General Fund (001)	
Operating Reserve	\$406,649
Reserves-Clubhouse	\$211,882
Reserves-Court Amenities	\$12,689
Reserves-Fences	\$12,687
Reserves-Fountains	\$9,458
Reserves-Gate	\$8,903
Reserves-Irrigation System	\$40,216
Reserves-Lakes	\$5,000
Reserves-Landscape	\$41,000
Reserves-Playground	\$14,605
Reserves-Roadways	\$8,350
Reserves-Signage	\$2,800
Reserves-Stormwater System	\$41,000
Reserves-Swimming Pools	\$23,285
Reserves-Tennis Court	\$18,300
General Fund (003)	
Reserves-Gate	\$5,000
General Fund (004)	
Reserves-Gate	\$4,000

On MOTION by Mr. Eckhardt seconded by Mr. Candella Jr. with all in favor to assign the FY 2015 Reserves as listed above. 5-0

- iii. Resolution 2016-1 Budget Amendment

Mr. Vega presented Resolution 2016-1 Budget Resolution for consideration.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Jr. with all in favor Resolution 2016-1 amending the General Fund Budget for FY 2015 was approved. 5-0

i. Follow-up

Mr. Vega reviewed the status of the construction contract, payments and adjustments. There should be a clean break between Phase I and Phase II with a separate contract for Phase II in the amount of \$91,556.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Jr. with all in favor to authorize a new Phase II contract in the amount of \$91,556; and authorizing payment of Payout #1 for \$10,755 and Payout #2 for \$13, 833 was approved. 5-0

B. Attorney's Report

Ms. Uliano provided an update of the contracts recently reviewed by District Counsel.

C. Community Manager's Report

Mr. von Merveldt reviewed the Community Manager's Report and highlighted the Street Tree Maintenance project. Once the project is approved, Valley Crest will meet with the City of Tampa to obtain the required project permit; potential timelines were reviewed. Discussion followed on the potential to offer trees to residents which could be planted on private property.

Colors were reviewed for the pool coping/bullnose; holiday swag decorations, and storage sheds were discussed.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Jr. with all in favor to authorize staff to purchase swags and gate decorations for each village in an amount NTE \$5,000 from unassigned reserves. 5-0

The access control system implementation and training is moving forward; the gates are up and running properly. Discussion followed on the quality of access control cards.

FIFTH ORDER OF BUSINESS

Old Business

A. Severn Trent Renewal Contract

Mr. Vega presented the renewal contract which has been reviewed by District Counsel.

On MOTION by Mr. Candella Sr. seconded by Mr. Candella Jr. with all in favor to approve the Severn Trent Renewal Contract as presented. 5-0

SIXTH ORDER OF BUSINESS

New Business and Supervisor Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. George seconded by Mr. Candella Jr. with all in favor the meeting was adjourned at 7:34 p.m. 5-0



Chairman