

**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 Tuesday, December 15, 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
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
Michelle Barthle	Events & Activities Coordinator
Gary Smith	Maintenance Supervisor
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. Eckhardt seconded by Mr. Candella Jr. with all in favor the December 12, 2015 Agenda was approved. 4-0

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items and Other Matters

- Inquiry about holding a fund raising event in the Arbor Greene Community Center.
- Comment about package delivery during the holidays and how nice the new decorations look.

Approved

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes from November 17, 2015**
- B. Financial Report November 30, 2015**

On MOTION by Mr. Eckhardt seconded by Mr. Candella Jr. with all in favor the Consent Agenda was approved as submitted. 4-0

FOURTH ORDER OF BUSINESS

Reports

- A. District Manager’s Report**
 - i. Follow-up Items**

Mr. Vega addressed prorating the collection of fees; this item was deferred to a response by District Counsel.

- B. Community Manager’s Report**

Mr. von Merveldt reviewed the current pool maintenance contract, advising several Arbor Greene employees will complete pool-spa operator certification training.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Sr. with all in favor to authorize the cancellation of the pool maintenance contract following pool-spa operator certification by District employees. 4-0

A status update was provided on the red cedar tree removal and replanting of the Japanese Blueberry. The trees being planted are 10-12 feet since the 8-10 feet were not available. This is being provided by the landscaper at no additional charge.

The installation of the holiday lights by Miami Lights was not completed on time. A letter will be sent to them advising of the deductions being subtracted from the final payment.

The pressure washing system, including the trailer was picked up and is on property.

Updates on events, activities, and revenues were provided by Ms. Barthle.

- i. Repair/Paint Monument Signs**

Updated proposals from Painters Pro of Florida, Inc., and Mott’s Contracting Services, Inc. were reviewed and the specifications in provided in the proposals were discussed.

On MOTION by Mr. Candella Sr. seconded by Mr. Eckhardt with all in favor to accept the proposal from Painter Pro of Florida, Inc. to complete the exterior painting as specified, in an amount NTE \$11,350. 4-0

ii. Internal Village Gates – Remove and Replace Hinges

A proposal from Mo’z Art Designs for material and labor to remove and replace the hinges, but not to sand blast or powder coat the gates, was reviewed.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Jr. with all in favor to accept the proposal from Mo’z Art Designs to fix the gates as follows: Estuary NTE \$978; Enclave NTE \$1,150; Parkview NTE \$1,228; Retreat NTE \$978 and Devonshire NTE \$978. 4-0

iii. Non-Resident Membership Options

Resident payment options can be broken down into two payments.

iv. Sidewalk Repair/Replacement

Mr. Smith reviewed the proposal details submitted for sidewalk repair/replacement.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Sr. with all in favor to accept the proposal from L.R.E. Ground Services, Inc. for concrete removal and replacement as specified in Proposal #15-1119-105 in an amount NTE \$61,224. 4-0

Ensure the trees identified for removal are removed prior to initiating concrete repair work.

v. Visitor Management System/Visitor Entrance Procedures

The visitor entrance procedures were reviewed regarding access control. District Counsel has provided guidance on enforcement of requesting a driver’s license for entry. Appropriate signage will be posted at the entrance.

The District Engineer is to be consulted regarding moving the gate arm to allow for a turn around the gatehouse.

Discussion followed on a few residents who refuse to purchase a bar code and insist on driving through the resident lane.

vi. Maintenance Shed

It appears General Steel may not be as turnkey as originally anticipated; we are still awaiting pricing information.

FIFTH ORDER OF BUSINESS

Old Business

- The date the Security System locks are to be fully implemented was discussed.
- The tattered signs on the guardhouse need to be replaced.

- It is believed the guards received their increases, however they do not seem to be aware of them. Further verification on each individual is needed.
- Regularly maintain the area by the tennis courts that builds up with clay.

SIXTH ORDER OF BUSINESS

New Business and Supervisor Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Public Comment

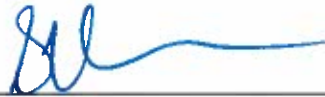
- Resident commented on requesting a Driver's License to enter a community.
 - It was noted there are different requirements for an HOA versus the CDD.
- Inquired why the gate was left wide open.
 - An issue with the loop detector was being repaired.

Mr. Boucher provided a community watch update.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Eckhardt seconded by Mr. Candella Jr. with all in favor the meeting was adjourned at 7:59 p.m. 4-0



Steve Eckhardt
Chairman