

**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 28, 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:

Matthew Dykeman	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
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. Dykeman called the meeting to order and a quorum was established.

B. Approval of Agenda

Change agenda item 4B. Community Manager's Report to follow the Second Order of Business.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items and Other Matters

- Mr. Robert Dunlap requested on behalf of the Wharton High School Boy's Golf Team the donation of a meeting room rental for an end of the year event on the evening of December 3, 2015.
 - With Board consensus, the room rental donation was authorized. Mr. Dunlap is to provide a security deposit which will be returned following the event providing no damage is reported.
- Mr. Boucher provided a Neighborhood Watch update.

Approved

FOURTH ORDER OF BUSINESS Reports

B. Community Manager’s Report

Mr. von Merveldt reviewed the items listed in the Community Manager’s Report and provided updates. Discussion followed on a letter to homeowners regarding the implementation of the Access Control System process and setting a 90 day deadline for the residents. The Community Manager has discretionary authority, on a case by case basis, to extend a deadline.

Events, activities and revenue items were discussed. A vendor proposal for a Martial Arts/Self-Defense Class was reviewed; this item is temporarily on hold and will be pursued at a later date.

Street tree maintenance options were discussed; additional details on the requirements will be provided.

Discussion ensued on various landscape maintenance concerns.

Mr. von Merveldt left the meeting.

On MOTION by Mr. Candella Sr. seconded by Mr. George with all in favor the Agenda was approved as amended. 4-0

THIRD ORDER OF BUSINESS Consent Agenda

- A. Approval of Minutes from August 24, 2015 and September 14, 2015**
- B. Financial Report August 31, 2015**

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

The Board took a short recess.

FOURTH ORDER OF BUSINESS Reports

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

Mr. Vega reviewed the Sunny Coast Construction Project. Future schedules will be sorted by date rather than item code number for Phase II. Discussion on construction items followed and the following Pay Applications and changes orders were reviewed. Pay Application #1 – April 10, 2015 in the amount of \$40,449.60; Pay Application #2 – April 10, 2015 in the amount of \$83,672.10; Pay Application #3 – April 28, 2015 in the amount of \$37,268.20; Pay Application #4 – May 28, 2015 in the amount of \$60,950.70; Pay Application #5 – June 16, 2015 in the amount of \$10,099.80; and Pay Application #6 – July 14, 2015 in the amount of \$4,976.00.

On MOTION by Mr. Candella Sr. seconded by Mr. Candella Jr. with all in favor to approve Pay Applications, allowances and Change Orders #1, #2, #3, #4, #5, and 6 to the Sunny Coast Construction Contract. 4-0

Mr. Vega reported Ms. Stewart, District Engineer is currently preparing the National Pollution Department of Environmental Services (NPDES) pond report on behalf of the District which is to be filed annually by September 30th.

ii. Severn Trent Contract

Mr. Vega requested approval by the Board of a one month extension on the contract with Severn Trent for Management Services which expires September 30, 2015. An amendment was submitted late, therefore an extension is requested to allow for attorney review.

On MOTION by Mr. Dykeman seconded by Mr. Candella Sr. with all in favor to approve a one month extension on the contract with Severn Trent for District Management Services. 4-0

iii. FY 2016 Meeting Schedule

Mr. Vega stated changes to the FY 2016 meeting schedule resulted in a room use conflict with the HOA. The Board is currently scheduled to meet the fourth Tuesday of the month; the conflict can be alleviated by moving the CDD meetings to the third Tuesday of the month. Discussion followed to table this item until all Board members are present to review workshop scheduling.

FIFTH ORDER OF BUSINESS

Old Business

- A. Tree Maintenance**
- B. Access Control Update**
- C. Phase 2 Interior Renovation Update**

These items were addressed above in the reports by the Community Manager and District Manager.

SIXTH ORDER OF BUSINESS

New Business and Supervisor Requests

- **Mr. Dykeman:**
 - Inquired who is responsible for trimming trees in the parkway.
 - The HOA will be notified to follow-up on reported concerns.

- **Mr. George:**
 - Nothing additional at this time.

- **Mr. Candella Sr.:**
 - Nothing additional at this time.

- **Mr. Candella Jr.:**
 - Nothing additional at this time.

SEVENTH ORDER OF BUSINESS

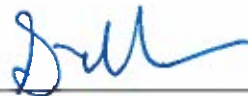
Public Comment

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Candella Sr. seconded by Mr. George with all in favor the meeting was adjourned at 9:00 p.m. 4-0



Chairman