

**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, March 10, 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	Acting Chairman
Adam Tanenbaum (via CMT)	Supervisor
Steven Eckhardt	Supervisor
Michael S. Candella	Supervisor
Nathaniel Clawson	Supervisor

Also present were:

Jason von Merveldt	Community Manager
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Residents

The following is a summary of the minutes and actions taken at the March 10, 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 four Supervisors were in attendance with Mr. Tanenbaum attending via CMT.

B. Approval of CMT

On MOTION by Mr. Clawson with all in favor Mr. Tanenbaum's meeting attendance via CMT was approved.

The record will reflect Mr. Tanenbaum joined the meeting.

C. Approval of Agenda

There were no additional agenda items.

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

SECOND ORDER OF BUSINESS

Public Questions and Comments on the Agenda

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Reports

A. Community Manager's Report

i. Arbor Greene Entrance Monument and Landscape Project

Mr. von Merveldt reported on this item and noted the following:

- This project will be costly and will require either building up reserves or the use of Unassigned Reserves.
- A proposal from OLM for long range landscaping just for the front entrance monument landscaping was obtained and the quote was for approximately \$15,000.

Mr. Thomson suggested hiring a planner, a firm that does landscape design and have them develop a package that can be put out to bid; possibly in phases.

- Utilizing a landscape architect was suggested by Mr. von Merveldt; they would also work on the monuments.
- Mr. Clawson requested seeing concepts that Mr. von Merveldt has in mind.

The Board was asked for a consensus regarding the path they would like Mr. von Merveldt to move forward with; landscape architect or otherwise. Consensus was to have somebody come in to look at the property and provide a plan that would not be one project, but an a la carte plan. The front entrance should be done first. This item will be discussed again at the next meeting.

ii. Pond Bank Repairs

A bid from Site Masters for seven repairs in the amount of \$15,800 was presented to the Board. The bid included photos of repair issues. Currently in budget item R&M Lake there is \$10,000 and \$6,500 of that goes toward the Hunters Green shared maintenance contract. The repairs are needed. The Board discussed this item at length and it was decided to have Mr. von Merveldt obtain more information before approving the repairs. A resident, Ms. Valerie Casey, reported a similar erosion issue she experienced.

An email received from Mr. Jim Davis of Avid Aerial regarding his proposal to provide aerial photos of the District was mentioned to the Board by Mr. von Merveldt. Board consensus was to consider this proposal at another time.

FOURTH ORDER OF BUSINESS

Old Business

A. Tree Trimming Project – Contract with Valley Crest

Mr. von Merveldt noted the following regarding a Valley Crest contract he included in the packets he provided to the Board:

- o The quoted price in the contract is \$23,554 and also there is a quoted price for the mailer at the entrance for a total price of \$170. This quote was from over one year ago and the price will go down.

On MOTION by Mr. Thomson with all in favor the Valley Crest Tree Trimming contract at a cost of not to exceed \$23,554 with funds from Unassigned Reserves was approved.

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

B. Policy Manual

A redlined copy of the Manual of Policies and Standard Operating Procedures, which included changes proposed by Mr. Thomson was discussed.

The record will reflect Mr. Eckhardt rejoined the meeting.

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

The record will reflect Mr. Candella rejoined the meeting.

The item regarding “Signs” was discussed at length and it was decided to confer with District Counsel on this item. Another draft of the Policy Manual will be discussed at the next meeting.

C. Exterior Project

Mr. Thomson read an email received from Mr. Vega on Friday regarding JAH, which indicated there would not be a contract from JAH presented at this meeting, as an option is being developed by District Counsel and it will be presented to the Board when it is ready.

A copy of the email will be attached hereto for the public record.

Mr. Eckhardt explained Motts is putting together a complete package to see where it stands. Bottom line is JAH came back \$70,000 more than when we started. Mr. von Merveldt noted

Motts will be coming out with their contractors to look at the roof so they can prepare an official bid for Board consideration. He will give options for replacing the arbors. Two proposals from Roof Tech dated July 17, 2013 for repairs due to a leak in the weight room along the back wall (underneath the dormers) were handed out to the Board by Mr. Eckhardt and will be attached hereto and made part of the public record.

D. Interior Project

This item was added to the agenda subsequent to the distribution of the original agenda.

Mr. Eckhardt reported Masterpiece will be pricing out everything and it will be presented to the Board, but any of it can be changed.

FIFTH ORDER OF BUSINESS

New Business and Supervisor Requests

A. Supervisors Requests and Motions

Mr. Tanenbaum inquired about the Alcove tree.

Mr. Clawson offered additional activities for consideration by the Community Manager and requested that planned activities have a rain date scheduled.

Mr. Eckhardt distributed a handout out from Evergreen regarding events for the Community Manager to consider.

Mr. Clawson inquired about the snack bar and Mr. von Merveldt indicated we are waiting for someone to be committed to operating the snack bar.

Mr. Thomson reported a sign (Gate ahead) at the gate on Arbor Greene Drive, at Devonshire that needs to be replaced. He also asked for a list of all fees charged for everything; barcodes, gate transmitters, non-resident members, party rentals, daily use fee, tennis league fee, and note if there is a difference between resident and non-resident, and any sales tax. Also, Mr. Thomson would like to discuss technology items such as security cameras at the tennis courts, Wi-Fi, and changing the payment system for purchasing items such as barcodes. Electronic storage of District files should also be discussed. Mr. Tanenbaum suggested having a To-Do List from every meeting.

B. Announcements

The next meeting is scheduled for March 24, 2014 at 6:30 P.M.

SIXTH ORDER OF BUSINESS

Public Special Requests


Mr. Paul Boucher reported over the last month and a half there was an increase in solicitors at all hours of the day and night and there have been no huge crime issues.

Mr. Morofski of Devonshire thanked the Board for including Devonshire on the list for tree trimming. He asked if the continuing tree maintenance will fall to the CDD and if so, how will it be done. If the CDD does not do all the trees and selectively does it, you will need to assess individual homeowners for doing it.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Tanenbaum with all in favor the meeting was adjourned at 8:54 P.M.


Toby Thomson
Acting Chairman