

**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 24, 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
Michael S. Candella	Supervisor
Nathaniel Clawson	Supervisor
Steven Eckhardt	Supervisor

Also present were:

Mark Vega	District Manager
Jason von Merveldt	Community Manager
Tonja Stewart (via phone)	District Engineer

4 Residents

The following is a summary of the minutes and actions taken at the March 24, 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 for Mr. Tanenbaum

On MOTION by Mr. Clawson with all in favor CMT attendance and participation by Mr. Tanenbaum was approved.
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C. Approval of Agenda

Item 4C, Technology Issues was deleted from the agenda. This item may be added to the April 14, 2014 agenda. Also, Item 4, Policy Manual Revisions was moved to Item 4C under Old Business.

On MOTION by Mr. Tanenbaum with all in favor the agenda was approved as amended.

SECOND ORDER OF BUSINESS

Public Comments on the Agenda

Mr. Dave Metrey and Mr. Maynard Baker of Kalos were in attendance to discuss their roof project proposal. A question and answer period ensued and Mr. Metrey and Mr. Baker left the meeting

Ms. Val Casey, a resident of the Enclave expressed concerns regarding security and safety in the District. She also expressed concerns regarding non-resident use of District facilities.

THIRD ORDER OF BUSINESS

Reports

A. District Engineer’s Report

Ms. Stewart was in attendance at the meeting by telephone and noted she submitted a report to Mr. von Merveldt on Friday, which she expounded on during the meeting. The following was discussed:

- The ownership map is complete. (Item 1 of Ms. Stewarts email report to staff)
- Pavers and ribbon curbing. (Item 2a of Ms. Stewart’s email report to staff)
- Resurfacing roads in the community and budgeting for future resurfacing. (Item 2b of Ms. Stewart’s email report to staff)
- Ponds – Erosion issues. (Item 3 of Ms. Stewart’s email report to staff)

A copy of the emailed report Ms. Stewart forwarded to Mr. von Merveldt, Mr. Vega and Mr. Smith will be attached hereto for the public record.

B. District Manager’s Report

i. Follow Up Items

- District Counsel is working on a sign issue regarding property that was deeded to US Homes.
- A discussion on road repairs ensued.
- The re-class issue regarding moving funds from Enclave to Estuary was taken care of and the auditors wrote a letter, which will be filed for the record.

ii. Review and Approval of the Minutes of the February 10, 2014 and February 24, 2014 Regular Meetings

Changes to the February 24, 2014 minutes were made.

On MOTION by Mr. Candella with all in favor the minutes of February 10, 2014 and February 24, 2014 meetings were approved as amended.

iii. Review and Approval of the January and February 2014 Financial Statements

Mr. Vega noted the January financials were not approved last month because the Board wanted clarification of why the re-class was done the way it was. The re-class will be recognized in the March financials. The Sotel billing was in question, but it has been fixed.

The increase in bottled water delivery costs was questioned and answered.

The District's Home Depot and Staples credit cards were questioned.

On MOTION by Mr. Eckhardt with all in favor the January and February 2014 financials were approved.

iv. Review of the General Election Process and Consideration of Resolution 2014-2 Confirming the Use of the Hillsborough County Supervisor of Elections to Conduct the General Election

Mr. Vega advised the Board to refer to the Hillsborough Supervisor of Elections website for more information on the general election if needed.

On MOTION by Mr. Tanenbaum with all in favor Resolution 2014-2 confirming the use of the Hillsborough County Supervisor of Elections to conduct the general election was adopted.

Mr. Thomson announced he would not be running for his seat, seat #2, during the November 2014 general election.

Mr. Tanenbaum expressed his opinion that sections 1 through 6 of Resolution 2014-2 are not needed and should be deleted. He requested the record reflect that his motion and his vote to adopt the resolution were made under protest.

C. Community Manager Report

Mr. von Merveldt reported on all items listed on his report with Board input.

Mr. Vega reported on the Annual Site Inspection item listed on the Community Manager's Report.

A copy of the report dated March 24, 2014 will be attached hereto for the record.

FOURTH ORDER OF BUSINESS

Old Business

A. Exterior Project and Contract

Members of the Board concurred that the delay of this project is due to the 38 page contract and the AIE contract. It was suggested that since it rains at least once per week, repairing the leaks should be done before the entire project begins. It was noted we have to find another contractor to take the dormers off in conjunction with Roof Tech. Mr. Eckhardt directed Mr. Vega to go back to ConAsset and tell them to take the dormers off, repair that roof, and tell them we are looking at a whole project involving the interior and exterior so we just want to do a repair, which we need a quote for.

Mr. Thomson asked the Board to consider what they want to do about the exterior paint project, which was not done that had a quote of approximately \$45,000; the quote, submitted in September, 2012.

B. Pond Bank Repairs Update

This item was previously discussed.

C. Technology Issues

This item was deleted from the agenda.

D. Policy Manual Revisions

The Policy Manual Revisions (exhibit-Jason’s edits) document handed out to the Board was discussed. Items “h” and “p” of the Nonresident Membership at Arbor Greene document regarding pool behavior and lifeguards was discussed at length.

A copy of the documents handed out at the meeting regarding agenda item 5, of the Community Manager’s Report will be attached hereto for the record.

FIFTH ORDER OF BUSINESS

Public Special Requests

There not being any, the next item followed.

SIXTH ORDER OF BUSINESS

New Business and Supervisor Requests

A. Supervisor Requests and Motions

Mr. Tanenbaum inquired about the status of the proposed snack shack. It was suggested to have a pool attendant also handle the snack shack for a trial basis on the weekend.

Mr. Clawson mentioned the following:

- o The Gathering room cleanup.
- o Technology issues should be added to the next meeting agenda.
- o Paid website advertising.

- Education – tracking projects.
- Non-resident tennis – the numbers we get regarding resident versus non-resident tennis court use are not accurate and we need to keep track of this.

Mr. Thomson mentioned the following:

- He would like to have the fee information before the budget process begins.
- Has Greenview already ordered or purchased the replacements for the annuals taken out? Response, yes they are sitting in the back. The next time they are replaced they need to change the color. The colors don't need to match for every area.
- Inquired about the possibility of Mr. Vega's attendance at each Board meeting held at the beginning of each month.
- Inquired about seeing a draft of the 2015 budget. Mr. Vega indicated he will send a preliminary draft of the budget for the Board to take a look at, which can be discussed at the April 28th meeting.

Mr. Clawson mentioned:

- The table umbrellas and the pool lane lines; take out all the lines.

B. Announcements

The next meeting is scheduled for April 14, 2014 at 6:30 P.M.


SIXTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss,

On MOTION by Mr. Eckhardt with all in favor the meeting was adjourned at 10:21 P.M.


Mark Vega
Secretary


Toby Thomson
Acting Chairman