

**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 Wednesday, April 17, 2006 at 6:30 p.m. in the Gathering Room of the Arbor Greene Recreation Center, 18000 Arbor Greene Drive, Tampa, Florida.

Present and constituting a quorum were:

John Brickley	Chairman
David Bootcheck	Co-Vice Chairman
Christine Nelson	Co-Vice Chairman
T. Dorsey Yawn	Assistant Secretary
Mike Lozicki	Assistant Secretary

Also present were:

Bob Fernandez	Severn Trent Services
Tracy Robin	Attorney
Harvey Turner	General Manager
Gary Smith	Maintenance Director
Barbara Kosinski	Administrative Supervisor

The following is a summary of the minutes and actions taken at the April 17, 2006 Arbor Greene Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Brickley called the meeting to order and called the roll.

Mr. Michael Cachon from Lennar Homes will not be attending. He has been in contact with Mr. Fernandez with information on elevations and architectural figures which Mr. Fernandez will pass on the Board electronically.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the March 20, 2006 Board Meeting

Mr. Brickley stated each Board member received a copy of the minutes of the March 20, 2006 Board Meeting and requested any additions, corrections or deletions.

- Severn Trent transcribers were complimented on the accurate recording of the minutes.
- There was discussion on information contained in the refunding scenarios.

On MOTION by Mr. Bootcheck seconded by Ms. Nelson with all in favor the Minutes of the March 20, 2006 Board Meeting were approved.

THIRD ORDER OF BUSINESS

Approval of Financial Statements, Construction Activity and Electricity Consumption Report

- Mr. Brickley asked the Board to review the minutes of the Budget meeting of the 13th indicating we were at 83.7% of income for the year and 43.8% of the budget. Severn Trent and Mr. Fernandez are following up on the issue of a shortage \$251,855 in assessment revenue as of the end of March, which appears high. A portion of this is coming from the developer. We will look for an answer by the next meeting. There was a huge drop-off in the revenue which came in between February and March assessments, most of which will be picked up in May.
- Mr. Turner has worked out extra tracking systems to review the invoices. Ms. Kosinski is working with three different sets of codes which need to be defined. Overall the financial statements look good line by line. The budget committee has recommended the Board approve the un-audited financial statements and supplemental schedules as of March 31, 2006, and focus on developing the fiscal year 2007 budget.
- Ms. Nelson asked because of the volume of the Board packages, can Board members not attending the meeting packages be sent electronically to save dollars on supplies and postage. Mr. Fernandez stated it can be sent in a PDF file. Mr. Brickley stated pages one through 16 will be enough.
- Mr. Bootcheck asked are we closer to getting a handle on what is coming in and out. Mr. Brickley responded yes, the code issue right now is going to cause some problems and I suggest we just concentrate on the bigger figures to look at 2007 and it will work out.
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On MOTION by Mr. Boothcheck seconded by Mr. Yawn with all in favor the unaudited financial statements and supplemental schedules as of March 31, 2006 were approved.

FOURTH ORDER OF BUSINESS

District Manager's Report

- i. **Policy and Standard Operating Procedures Review**

Mr. Fernandez stated this should have been under Mr. Turner's portion of the agenda since he has been involved in the policy discussions.

ii. **90 Day Evaluation of Mr. Harvey Turner**

Mr. Fernandez stated I have evaluation forms if you would like to use them.

- Mr. Brickley reviewed the form he sent out to board members. In looking at the key criteria he felt Mr. Turner consistently meets and frequently exceeds the expectations of the CDD Board of Supervisors for the General Manager's position and recommended retention on a full time basis as General Manager.
- Ms. Nelson asked for consideration of a salary increase from the base of \$40,000 plus benefits, because the scope of what he has taken on has expanded considerably.
- The Board and staff further discussed an increase based on performance evaluation, classification of position, responsibilities, and salary survey in similar communities. Suggestions were made either to keep the salary base as is and give a bonus based on performance or give an increase of 20% to \$48,000 which contains cost of living and merit increase. Mr. Fernandez was asked to bring back comparison salary rates for consideration and vote at the May meeting with the increase retroactive to March 1, 2006, which will be Mr. Turner's effective merit review date rather than the October 1 – September 30 timeframe of other full time CDD Staff. According to Mr. Yawn's and other Board members' recollections there would not be a salary increment connected to the evaluation. He was concerned about meeting the obligation in the budget, which should be part of the budget workshop.
- Mr. Fernandez will pursue investigation of a salary increase for Mr. Turner based on performance, merit, similar salary ranges, etc. and forward to Board before the next meeting for recommendations and decision at next Board meeting.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor the Performance Review and Retention of Mr. Turner as General Manager were approved.

ii. **Refunding**

- Mr. Fernandez stated I spent time on the phone Mr. Robin and others regarding the credit assessment report being submitted to the rating agencies. Copies were passed to the

Board for their reference. It spells out a case for the bond issue rating. The question of timing needs to be addressed. Interest rates are going up, which may affect some of the numbers in terms of calculating percentage of savings available. We are getting closer to 5% benchmark. It depends on the rating we get – an A- rating, a BBB rating, and whether the decision is to get insurance, which will change the interest rate because it has a cost associated with it. No commitment has been made pending Board approval of the final numbers, the ratings and the interest rate. The question is whether to speed up the process. The investment banker expects to get a response by May 3rd. Does the Board want to wait until the next Board meeting to get a full presentation from Prager Sealy about what the rating agencies have found, what the implications are for cost and savings, or try to change the schedule to consider the process at the budget workshop, or move the date of the budget workshop to May 4th to speed up the process since the markets are moving. The proposal has gone out to the rating agencies. The Board should get a response by May 3rd.

- Mr. Yawn asked if the rates continue to rise how does it impact the CDD? Mr. Fernandez responded at the rate at which the CDD will be able to get new funding rises, the cost of the funding rises. The savings benchmark is what you look for to determine whether or not to go forward, which narrows as interest rates rise.
- Mr. Bootcheck asked what is the timeframe for the process is? Mr. Fernandez responded I took some liberties and the documents were prepared to save time. There is no obligation to the Board, but it will shorten the processing timeframe by 30 days. Mr. Robin stated the most aggressive timing sequence discussed this morning is get the rates approval on May 3rd or May 4th, still wait until the next regular meeting on the May 15th to make a decision, take advantage of the fact the Board has a workshop scheduled and try to have the Board review the findings somewhere between May 8th and May 11th, five days before the meeting. If the Board is comfortable going forward, there are two documents – a Delegation Resolution and a Preliminary Assessment Report - which need to be approved by Board as the first order of business prior to moving forward with the refunding. After the Board adopts those documents a closing can take place by late June.
- Further discussion regarding interest rates, terms and types of refunding. There is a significant change in the percentage of savings from 10.8% at the initial offering down to

a projected 6.1% originally presented by the investment banker. There was also a suggestion to extend the term of the bonds for 10 years. Option one, to keep the same term, was preferred by the Board rather than extending the term to only get a slightly better savings.

- Mr. Robin stated 35 days are needed after the May 15th Board meeting to post a public hearing date. The public hearing and pre-closing can be on the same day, towards the end of June. This is a very aggressive timeframe, because the window is closing.
- Ms. Nelson had concerns about cost, rise in rates and drop in savings, but recommended moving forward if the CDD can still realize sufficient savings over the substantial cost of refunding.
- Mr. Yawn asked that the investment banker keep the CDD informed weekly about changing rates.
- A recommendation to continue the discussion on refunding, and review ratings at the policy meeting on Monday, May 8th.
- Mr. Robin stated no one wants to draft the documents unless the Board is still serious about the bond refunding, which is one of the reasons the consultants want to know the direction of the Board. All the consultants are still will to go forward and take action on the refunding.
- Mr. Brickley stated the main purpose for the bond refunding is to create a reserve fund to invest and grow over the years for major issues such as the roads. We will realize a savings on an annual basis, but how is it recognized in connection with the reserve fund, interest, assessment reductions, etc?
- Mr. Robin responded the process for raising money for projects CDD by refinancing existing debt at a lower interest rate and reduce debt service payments, which reduces debt service assessments. The Board can pass those savings on to residents, which means everyone's assessments will be reduced. However, the annual figure would go down by \$100 or increase the open end assessment by \$100,000 which is a net zero. The \$100 portion of O&M money coming in would then be placed in a reserve for investment, additional growth and use for future expenses.

- Mr. Brickley stated on Monday May 8th at 6:30 workshop for policy review and refunding. Mr. Fernandez will advertise the meeting to include refunding discussion and invite Mr. Draper.
- The Board needs to have a discussion on May 11th and the plan is to present the proposed budget on May 15th, in order to stay on schedule to adopt the budget in July. Mr. Brickley stated the General Manager is putting together a list of issues with related costs for the budget and we need another budget workshop before we meet with the Board. Mr. Fernandez stated in the advertising requirements there is a 60-day time period to set a public hearing. If you wait until June to present the proposed budget and set the public hearing the budget will not be adopted until August.

FIFTH ORDER OF BUSINESS

Attorney's Report

i. Consideration of Concession Agreement with Alan Williams

- Mr. Robin stated I have prepared the renewal of the tennis pro agreement. Mr. Brickley stated there were two changes made to the agreement; one is stated in the agreement you have in front of you, public liability insurance coverage in the amount of no less than \$1 million combined single limit insurance coverage with AGCD. The other change is indicated below re: secured storage space for materials, what we have in this one is the storage portion of the maintenance shed and the tennis operation section of the former snack bar. Those are the two changes, everything else remains the same. Mr. Williams has read it and agrees with it. In summary, the agreement in front of the Board is the agreement which was signed with Mr. Williams.
- Mr. Robin pointed out to the Board Section VI was changed from the previous agreement to provide the District will not offer or permit to be offered on the premises any organized tennis programs to be competitive with Mr. Williams; but the provision is not intended to prevent any residents from providing non-remunerative tennis lessons on the property.

ii. Consideration of Vacation of a Drainage Easement

- Mr. Robin stated the other item I have is noted in the agenda with respect to the vacation of a drainage easement. Under tab ii is a letter received by our office from Sungold Title Agency along with a survey showing a pool in a drainage easement area. I passed out before the meeting a document that on front of it has a section of the plot you may want

to look at as well. Attached to it is a letter which is from the HOA. It appears Rollin Homes did not indiscriminately build this pool in the easement area. They did it intentionally and prior to doing that they attempted to contact the District and get permission. They contacted the wrong party, they contacted the ARC, the ARC gave them this letter dated May 1, 2003 which appears to approve the site plan. The issue was discovered when the resident went to sell the house, the title company objected, called Rollin who said we thought we had it under control. This is a case where apparently they went to wrong entity and got permission. On the copy of the plat I distributed to you, at the back of lot 39 there is a 10 foot drainage easement which you see on the survey as the portion of the drainage easement affected by the pool. You will also notice on the plat further to the right rear of plat 39, beyond the lot line, there is a private drainage easement which belongs to the District. We are not certain, but we suspect, there is enough room in the drainage easement for this pool to be accommodated. However, we are not in a position to make an informed decision. It will really be up to the District Engineer to investigate and tell the Board whether or not the existence of this pool interferes in any meaningful way with the drainage easement, if the Board were to consider the request of Rollin Homes and the seller in this case, the Egners, to vacate the portion of the easement in which the pool is constructed. It looks like a very large house and there was no other place to put the pool and is why Rollin asked the ARC for permission.

Mr. Bootcheck asked is there any liability concern if we did do it? The drainage area could be damaged.

Mr. Robin stated the reason to get someone to look at it is to make sure the drainage will not be impaired by it, that it will function as it was intended to function. The first title company did not pick this up.

Mr. Yawn asked is this going to force the Board to incur any costs to have our engineer to look into somebody else's mistake, and what is the liability of the title company?

Mr. Robin responded yes, there will be some costs and I do not know if the title company had any liability, if they insured it or whether this was actually identified in the policy and no one paid attention to it. If the Board would dispose to want their fees

offset, we can make the proposal to Rollin and get a favorable response. The house was sold but an agreed amount in escrow until this issue is settled. I suggest the District Manager get involved, it may fall more within Severn Trent's territory. I would like to get some direction from the Board to see if the Board would be inclined to vacate this portion of the easement the pool is in. If the Board is not inclined, under these circumstances, then we should not incur any expense. There is always some concern with precedent, if the Board takes a case-by-case basis to evaluate the facts and circumstances and the impact that is less of a concern. To the extent they incur expenses with our office for drafting documents I simply would have them pay that.

Mr. Brickley stated the Board requests the District Manager to contact Mr. Dave Bartelt, the Engineer and keep our General Manager informed so that if someone comes out here, he may be able to go with him and look to get this thing resolved so we can get a decision on this thing by the next meeting.

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor the Concession Contract with Mr. Alan Williams was approved.

SIXTH ORDER OF BUSINESS

Engineer's Report

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Presentation by Michael Cachon of Lennar Homes

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Consideration of Insurance Policies Regarding the Use of Alcohol on CDD Property

Mr. Fernandez stated we determined you do in fact have host coverage for alcohol, which means when you have an event as a CDD and alcohol is served, you are covered. You are not covered for the use of this room by a resident and allowing them to use alcohol. It can be covered through the resident's homeowner insurance if they have the appropriate coverage at an estimated cost of about \$50 to add this provision to their coverage. I suggest the Board adopt, as policy, residents using the facilities and plan to serve alcohol must show proof of insurance. The Board should request residents have a certain level of insurance coverage, some boards request a

large security deposit, or having residents hire a security person if they have parties with alcohol.

The Board and staff further discussed policies, stipulations, liability issues, etc.

Ms. Nelson and Mr. Brickley recommended revising the policy for event usage to require residents to demonstrate within their homeowner's policy an alcohol coverage for events.

Ms. Nelson asked if a resident wanted to have alcohol at an event and the Board refused, and they did serve alcohol anyway, what would the Board do?

Mr. Brickley asked if we word the policy that all of the rental of the gathering room, the patio, the pools, etc. for resident parties, basically must be coordinated through the Social Committee.

Mr. Robin responded you would want to run it by your insurance agent. I would say you want a letter explaining the process, but I do not think they are going to say it is kosher.

Mr. Brickley stated I will call USAA to get their opinion.

Mr. Robin stated if several of the Board Members called their individual insurance companies.

Mr. Brickley stated we can call our insurance companies to get their input on limits, cost to host an event, give it to Mr. Turner and he will get it to Mr. Fernandez for review next month.

Ms. Nelson asked was Mr. Fernandez supposed to have information about the town homes for us?

Mr. Fernandez responded I have some information on the new town homes elevations, floor plans, but no prices. They are going to have elevators but it is all subject to modification. They are going to be high end, subject to modifications and change and is why Lennar did not want to make a public presentation and give the perception that everything was cast in concrete.

The plan is to start building in June 2007 and begin occupying December or January. To my knowledge it has not changed.

Mr. Brickley stated it will be a gated community but still come under CDD supervision.

SEVENTH ORDER OF BUSINESS

General Manager's Report

Mr. Brickley brought up a list of issues in a package provided by Mr. Turner.

- #1 the Tampa Police Department will have a policeman here on three hour shifts at least twice a month on Friday and Saturday evenings through the end of June to patrol for

speeding and vandalism. It takes us into the active time which is May through August. The time frame can be adjusted, based on any reports from Mr. Turner on vandalism, etc. The last time they were here they gave out nine speeding tickets during the period March 12th to March 25th. Mr. Turner stated the police will also respond to individual residents' request to monitor speeders. There is no cost and they do respond to these calls.

- #2 is a personnel report with associated costs. Currently there are 10 part time employees and daily club hours which will change depending on the time of the year. The weekly cost is about \$808, which if accurate totals \$42,000 for 52 weeks. This report gives us some idea of where we are now and what costs may be next year depending on number of staff and hourly wages, etc.
- #3 is a contract renewal. This is for the Irrigation Technical Services for the pump system we had problems with again this year. The only difference between the last contract and extensions is an increase in the hourly rates from \$75 to \$85 for technical labor and technical assistance costs of \$45 to \$55, the annual contract is \$3,696. Mr. Turner has reviewed the proposal and recommends approval.

On MOTION by Mr. Bootcheck seconded by Mr. Yawn with all in favor the Contract with Irrigation Technical Services for \$3,696 annually was approved.

- #4 is a contract proposal for interior plant maintenance for one year with an automatic renewal. There are plants in 12 different locations within the community. The new contract monthly amount is \$2,139. Their insurance expires in 2006, but Mr. Turner will ensure it is continued and recommends approval of this contract renewal from February 1, 2006 to February 1, 2007. Mr. Turner stated it will be effective the date we approve it with a one-year renewal.

On MOTION by Mr. Yawn seconded by Mr. Bootcheck with all in favor the Contract renewal with Living Plant/Evergreene Interiors, LLC for a period of one year for a cost of \$2,139 with an automatic renewal of one year was approved.

- #5 is a contract proposal for security. Mr. Turner will look at this because there is no action requested on this one. This is a follow up for the exit side of the gatehouse with the company who has the current contract. Mr. Turner stated there are two issues here; the current camera coming in cannot read license plates and the more expensive proposal will allow us to have that capability. Before the Board meeting the contractor faxed to us a modification on the proposal from \$16,400 to approximately \$11,000. The system we currently have at the front gate cost \$4,523 for one camera with a remote-type system to see the cars coming into the community, the system records and stores information on a hard drive. The system records people coming in but does not focus in well enough on the license plates, which can be more beneficial. The camera has two lenses and it is very difficult to adjust the camera to focus in on the license plates. We tried to adjust it several times and still have not been able to get a good view of the license plates of cars coming in. The proposal from Now Vision Technologies will put up one more camera on the exit side to view cars going out of the community for \$2,540. Total cost for the complete system with two will be about \$7,000. The other proposal from Johnny Walker/CCTV is for six cameras, three entry and three exit, with the guaranteed provision we will be able to see and read license plates entering or exiting two lanes going in and two lanes going out. This cost of about \$7,100, which is about equivalent to the total investment we will have with the other system but there will be more cameras and a guaranteed assurance as to what the results will be. We can either leave the current system in place, which will be a duplication to a great extent, or reposition it someplace else in the facility, perhaps cover the back of the maintenance shed, or the tennis court area, we already have an investment in it so we can use it someplace else in the community. The system will operate continuously. I saw the system in operation and talked to the manager of the facility about his opinion. He can monitor up to 16 cameras, but we are only proposing six now, and can add cameras at a later date. You can simultaneously view the current activity as well as review things which occurred three or four days in the past. The information is recorded on a DVD and to me one of the striking features is you can dial into the system with a special code to view current activities from home or an offsite location. Mr. Yawn stated we need make sure our insurer has the property on our policy to cover it in the event it is stolen. There is another

proposal for the community center to additionally install seven cameras for use outside of the community center around the pool, tennis courts, etc. The cost was \$16,000 but they sent us a revision tonight for a little over \$11,000. Johnny Walker's proposal for the installation of six cameras would be \$8,000 which will cover the community center, our fitness pool, etc. and will be the same type as those on the gate. Mr. Yawn stated what concerns me is they are open to vandalism. Will it have to be a low light level or high level? Mr. Turner responded I believe the lighting intensity has to be fairly bright for these cameras. Ms. Nelson asked for the entire recreation center was it their recommendation to go with six or did you just ask for six? Mr. Turner responded it was their recommendation, based on the assessment of what we needed covered.

Ms. Nelson moved to accept the Johnny Walker proposal for cameras along with the Borrell Electric to install the lights poles and Tampa Bay for lighting.

Mr. Yawn asked what will the total cost be?

Mr. Brickley responded it will be rounded out to \$30,000.

Mr. Yawn seconded the MOTION.

Mr. Yawn asked can we at least do the gate part first and then look at other for the next budget year?

Mr. Bootcheck responded maybe as plan C do the gate and maybe not do the cameras out there but at least illuminate it for safety.

Mr. Brickley stated we can find the funds for the whole amount from three or four different areas we do not normally touch.

On VOICE vote with all in favor the acceptance of the Johnny Walker Proposal with Borrell installation and Tampa Bay Lighting as presented in this year's budget was approved.

- #7 has to do with the mirrors requested for the community center. There are a couple of options in connection with the edges; a polished edge and L-molding where we need it

and double strips to cover the uneven seams all around it. The proposed cost is \$911.34. I suggest we approve it as written with option one from the standpoint of the safety issue of safety edges and L-molding.

On MOTION by Mr. Bootcheck seconded by Ms. Nelson with all in favor option one for installation of polished edges and L-moldings as presented was approved.

- #8 is just information in terms of a lack of participation in some of the classes given. The General Manager to stay on top of it.
- #9 the snack bar renovation status is work is continuing and we are trying to get the windows in and get it fixed up so it is a tennis operations type of a center. We are still looking at options for the air conditioning. Mr. Turner stated we had a contractor come out to look at the unit that we wanted. Originally he said it was feasible for us to do it and he faxed this information to get a proposal. However, when he brought the window air conditioner out he said we cannot put it in because there is a portion on the wall outside when the shutters are opened they go back into the wall about 18" to 20". It is the space where the window air conditioner will have to fit. On the window air conditioner there are vents on the side and have to fit inside that portion; it was not feasible to use this type of an air conditioner. I am working on getting you a proposal.
- Mr. Brickley stated let me skip #10 for a second and go to #11 because it is also tied into the snack bar. We need to see if the capability is there through piping, drainage and so on to build a bathroom in the back part of the facility, to allow an outside bathroom for the pool so we would not need to keep this facility and the bathrooms open to avoid the resultant type of problems we had in past years.
There was further discussion of the bathroom as an option and it will obviously need to be ADA compliant so there is still some work to do.
- #10 is a continuation of some things we did last year around the areas in the lower part of the Community Center identified as a problem. We do not have a figure for it as I recall. Mr. Turner stated I understand they submitted a proposal for it last year from Moss and the proposal was just under \$5,000 last year. The issue for #10 is to see what kind of a contract we can get, timelines, etc. since we may or may not want to let this thing run.

My initial thought was maybe this was a 2007 item but again we start to get into the rainy season. I remember the leak in the weight room at least that is where the water came in to; the leak could be anywhere. It will probably be worthwhile to at least pursue this and get a timeline and contract on it.

- #12 again the date for the furniture, today is the final drop dead date. Mr. Turner stated the latest information is it is enroute from Canada.
- # 13 community center rental policy and contracts. My suggestion on this, and this is where we stand as of the last policy meeting, this document you have here and obviously it is going to need further refinement if we are going to go into this alcohol issue and so forth. I asked Mr. Turner to include in the meeting tonight basically to get from the Board a tentative approval so we can take it to the workshop on the 8th of May, a public workshop, and get any further comments, by that time we may have more input with regards to the insurance and so forth, to put some final words and guidance and have it for the Board meeting in May to approve it and get it distributed to the community so we have it before the summer. As it stands now, it has been through several iterations with the policy working group, but based on what we heard tonight about the alcohol issue it still needs some refinement. I do not really need to make any motions right now, just so you are aware of the fact this document annotated in what ever we need to bring it up to speed with the alcohol issue will be brought to the workshop on the 8th of May.
- #14 is information in terms of some of the work that was done on the tennis courts, etc. Ms. Nelson asked is a new golf cart needed? Mr. Turner responded I will defer to Mr. Smith. Mr. Smith stated sometimes it bogs down but it is a pretty good cart overall.
- #15 is in connection with the budget review Mr. Turner has looked at. He is working with Ms. Kosinski on the invoices and coding, etc. to have a better tracking of both income and expenditures.
- #16 is information for you in terms of new damages, retreat entry gate. Mr. Turner stated there was another accident on Arbor Greene Drive this morning. A car went through the median and tore out about 30 feet of hedge. We are attempting to get information from the Tampa Police as to who it was; if we can identify them we can attempt to get reimbursed. Mr. Smith stated the guard this morning told me someone had been arrested on a DUI. Mr. Brickley stated Mr. Turner approved the gate repairs which need to be

done. However, because of the cost factor, I ask for a motion to approve the cost of repairs to the retreat gate of \$2,110.76.

On MOTION by Ms. Nelson seconded by Mr. Yawn with all in favor repairs to the retreat gate in the amount of \$2,110.76 was approved.

- #17-A the bottom line is issue with the bilingual academy teacher was a little concerned because a resident was in the small fenced park with her kids and a dog. The dog was on a leash, but the teacher would not let her kids go in there and wanted to resident to remove the dog. Mr. Turner stated the resident did not like the way she was approached. As it turned out they went to the office supervisor who discussed it with a couple of people and they asked the resident to remove the dog. There is no precedent because the resident was not breaking any guidelines or rules established for the community. The only issue which could possibly come up some time in the future since that is a enclosed park and under the covenants it does say dogs must be on a leash unless in an enclosed area; it could be interpreted by a resident they can take a dog in and turn it loose. The actual intent is an enclosed area owned by the resident. The other concern that the teacher had was the dog doing its business in the area. Mr. Brickley stated the issue should be brought to the policy committee.
- Number 17-B, enclosure 11, is an attempt by the General Manager to put some teeth into the wording we have and the Reynolds security deposit forfeiture. He provided some detailed information when we say a portion of the security deposit will be forfeited, then X amount of time equals X amount of dollars instead of leaving it open-ended. The policy right now leaves it open ended. Ms. Nelson has a concern of making to specific and then something falls out of the areas specified. Mr. Yawn suggested the policy be revised looking first at security deposit for issues of damages to the facility and second, for any other source of time for extension/overage of their rental. Mr. Robin stated it can be written in such a way you have the option of using the security deposit for rent as well as damages. The question will be is the amount of the deposit adequate. Mr. Brickley suggested the issue be referred to the policy committee.

- #17-C is a request from Norm and Diane Petri for a few hours e.g. 9:00am to 1:00pm on Sundays being restricted to adults only on the resort pool. I answered them when we saw this on the net. The recommendation is not to make any further restrictions on pool use.
- #18 is ADA ramps for sidewalks and again is information. Build into 2007 budget.
- #19, enclosure 13 has been done.
- #20, enclosure 14, which is the fees charged by Mr. Williams to residents and non-residents.
- #21, enclosure 15, is the monthly usage of the facility. I would take a look at the tennis court figure, which is a real jump-up, and talk with Mr. Alan Williams a little bit about it when we talked about the contract. Mr. Turner has it for action in terms of just trying to figure out – that is nice, you can ask for it, now what do we have to do to make it work; because we have two entrances to this place.
- #22 is information on updates to the insurance policy based on status and locations of property and values that we have. This will be in the new policy coming up.
- #23 two set of dumbbells are missing from the weight room. Security should take care of it.
- #24 weight sets of 8lb. and 12lb. have been added.

Mr. Brickley stated there are no other issues on Mr. Turner's list of issues to consider or to make any recommendations on and thanked Mr. Turner for a very complete list of issues we know we have to resolve.

- A question was raised on the implementation of a volleyball court where the parking lot used to be. Mr. Brickly responded it was brought up in the minutes we approved. Mr. Turner stated the one contractor I called said he has to get a permit from SWFWMD for drainage into the small retention pond for the area and I have not heard back from him yet. He cannot get a proposal until he get that information.
- Mr. Fernandez stated while we are discussing SWFWMD. I failed to mention earlier a letter received which is a request for reporting data for Hunter's Green Middle School AA permit #County of Hillsboro. It is addressed to the Arbor Greene Community Development District. It states a condition of your permit requires you submit monitoring data to the district. This letter generated due to possible deviation from the submittal schedule identified within your permit tracking conditions. The reason I bring

it up is the next paragraph; reporting information must be submitted to the District within 14 days of this letter. I would like the Board to allow me to pass this on to the District Engineer.

Mr. Brickley asked is this what PSI is putting together for us?

Mr. Yawn stated I thought we had this under control.

Mr. Turner responded I have not seen that letter, and I am not sure what the intent is.

Mr. Fernandez stated I just got it today and did not have a chance to talk to you about it, but Mr. Robin suggested if it involved the District Engineer's time we needed to get authorization.

Mr. Robin stated it is not very specific at all but it has to do with some sort of drainage related permit.

Mr. Lozicki asked it where we are supposed to report how much we pump?

Mr. Robin responded it may be.

Mr. Yawn stated there is no Hunter's Green Middle School.

Mr. Brickley stated it must be Bonito; it would tie you in to the boardwalk in some ways.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Nelson stated this has to do with the sand volleyball courts and the area over there. Mr. Fernandez when you were saying to get ready for the 2007 budget season, what are the community needs and can we identify what residents have mentioned to us. The other thing I keep hearing is a roller hockey court, which is just like a tennis court. It is basically a tennis court with one single area, Meadow Pointe has one, Heritage Isles; almost everyone around us has one. If that can be put adjacent to a volley ball court how Meadow Pointe has theirs, to see if it is feasible, will it fit there with a sand volleyball court, we can afford it, can we put both of them, and the cost involved.

Mr. Turner stated I will investigate.

Ms. Nelson stated Mr. Fernandez if there is any way you can help Mr. Turner on where to go or who to look for.

Mr. Yawn stated there was a very timely article in today's Tribune regarding recommendations for managing our energy use in our homes. In my opinion I think this Board should take the issue seriously in view of the fact gasoline and other oil costs are going through

the roof. Probably if they come down any it will not be nearly to the level it was previously; that has been the history. I have raised this issue before and I am going to raise it again. I think we need to investigate some way to turn the lights off on these courts and we are talking about putting more lights out here to cost more money. I think we need to balance this some way or another by reducing the lighting out there when those courts are not in use. I know I have been told you cannot do it but I have my doubts about; but I am just throwing it out for what it is worth.

Mr. Turner said an immediate approach we can take is to make the decision is at 10:00 pm when we are ready to close if no one is on the courts just turn the lights off.

Ms. Nelson stated it should be added to the policy.

The Board and staff further discussed lighting, metering, wattage, etc.

Mr. Yawn stated it indicated in the article the utility company will be glad to work with you on seeing what savings you can realize. Maybe it is a good idea to call TECO to come out and see how much we can save it could be a significant amount.

ELEVENTH ORDER OF BUSINESS

Audience Comments


There not being any, the next item followed.

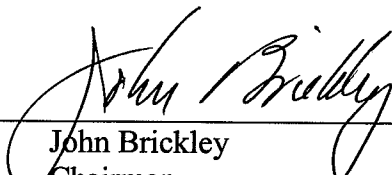
TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Yawn seconded by Ms. Nelson with all in favor the meeting was adjourned.


Robert Fernandez
Assistant Secretary


John Brickley
Chairman