
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**ARLINGTON RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Arlington Ridge Community Development District was held on **Wednesday, October 12, 2016 at 1:03 p.m.** at Fairfax Hall, located at 4475 Arlington Ridge Boulevard, Leesburg, FL 34748.

Present and constituting a quorum:

Dominic Setaro, Jr.	Board Supervisor, Chairman
Sharon Brown	Board Supervisor, Vice Chairman
Michael Ryan	Board Supervisor, Assistant Secretary
Gloria Faylor	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Lindsey Whelan	Hopping Green & Sams
Art Erickson	Developer (in progress)
Roy Deary	Vesta
Joe Montagna	Vesta
Bart Weber	Vesta
Chris Semko	Floralawn
Thomas Eleazer	FL Leisure Communities (in progress)
Aly Leard	Operations Manager
Scott Green	Field Operations Manager
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Jeancola called the meeting to order and performed roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Introduction of Board and Staff

Members of the Board and Staff introduced themselves to the members of the audience.

THIRD ORDER OF BUSINESS

Audience Comments

There were no audience comments on agenda items.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the Board of Supervisors Meeting held on August 26, 2016

Mr. Jeancola stated that the minutes were reviewed by District Counsel.

On a Motion by Mr. Ryan, seconded by Ms. Brown, with all in favor, the Board of Supervisors approved the minutes, with said changes, from the Board of Supervisor's meeting held on August 26, 2016, as discussed, for Arlington Ridge Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Minutes from the Board of Supervisors Meeting held on September 14, 2016

Mr. Jeancola stated that the minutes were reviewed by District Counsel.

On a Motion by Ms. Brown, seconded by Mr. Ryan, with all in favor, the Board of Supervisors approved the minutes from the Board of Supervisor's meeting held on September 14, 2016, for Arlington Ridge Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Minutes from the Board of Supervisors Meeting held on September 27, 2016

Mr. Jeancola stated that the minutes were reviewed by District Counsel.

On a Motion by Mr. Ryan, seconded by Ms. Faylor, with all in favor, the Board of Supervisors approved the minutes from the Board of Supervisor's meeting held on September 27, 2016, for Arlington Ridge Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Unaudited Financial Statement for August 2016

Mr. Setaro informed the Board regarding the salaries / management fees credit for over \$11,000 for the overpayment to Vesta. Ms. Barbara Brown will be making an adjustment and crediting this to Operations instead. It will appear on the Unaudited Financial Statement for September 2016. The charge under Parks and Recreation will be adjusted and moved to Water/Sewer.

Brief discussion ensued regarding various items on the Unaudited Financial Statement for August 2016. Mr. Jeancola will look into a credit year to date under Aquatic Maintenance.

On a Motion by Ms. Brown, seconded by Mr. Ryan, with all in favor, the Board of Supervisors accepted the unaudited financial statement for August 2016 for Arlington Ridge Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for August 2016

Discussion was held regarding various invoices and the services represented.

On a Motion by Mr. Ryan, seconded by Ms. Faylor, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for August 2016 totaling \$62,097.51 for Arlington Ridge Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2017-01, Re-Designating a Treasurer for the District

Mr. Jeancola presented Resolution 2017-01, Re-designating Treasurer for the District.

On Motion by Mr. Ryan, seconded by Ms. Brown, with all in favor, the Board of Supervisors' approved Resolution 2017-01, Re-designating Treasurer (Bill Rizzetta), for Arlington Ridge Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Landscape Related Items

Mr. Green presented the September 2016 field inspection report to the Board.

Mr. Semko will double check that all limbs have been removed as per item # 22 (trimming the tree next to Fairfax Hall).

Brief discussion ensued regarding wilting plants by the pool area that were not being watered. Florida Fiber is being billed as the damage was caused by installation of fiber. Common area grass was affected as well.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Restaurant Operations and Management

Mr. Jeancola stated that the Board had already agreed on the addendum in the prior meeting. This was just for their informational purposes.

Mr. Deary reviewed the Operational Plan with the Board which was similar to what was presented in the Spring of 2015/2016. He updated the Board regarding the Corrective Action Plan on page 6, which clarifies operating hours and days beginning October 3rd, 2016. They are operating 7 days a week on a trial basis. Vesta is budgeting a loss of about \$117,000 for the next 12 months.

Mr. Ryan inquired about the implementation of separate menus for lunch and dinner. Ms. Leard indicated by the end of the month. Dinner would be available Wednesday through Saturday and karaoke may have to be relocated on Saturdays when scheduled. Mr. Ryan also stated that January and February tend to be busy months but that the figures appear to project less in sales. Mr. Deary will look into this and may make adjustments.

Mr. Montagna introduced Mr. Weber as the new Food and Beverage Manager to the Board. He discussed his experience and that he would be in charge of front, back and all F&B Operations. Mr. Weber will report to Mr. Montagna and Ms. Leard.

Mr. Ryan asked about the status of hiring additional wait staff. One person was hired and Ms. Leard is till interviewing candidates.

There were a couple of comments from residents regarding karaoke starting at a later time (i.e. - 6:30 p.m. or 7:00 p.m.) and the bar needing an additional bartender.

TWELFTH ORDER OF BUSINESS

Consideration of Holiday Decorations Proposal

Ms. Brown stated that she would like to reallocate holiday décor to the front of the community. Mr. Casanos indicated that most residents preferred them being placed around the village green/square. Ms. Faylor felt that they should be evenly distributed between the front and back. Mr. Setaro suggested allocating a portion of the funds for new materials to the front. A resident commented having a minora displayed as it was a non-religious symbol.

The Board agreed on a budget not to exceed \$14,999.00 for holiday décor. Some décor would be reallocated to the front of the community. Mr. Setaro was given the authorization to approve proposals.

<p>On a Motion by Ms. Brown, seconded by Mr. Ryan, with all in favor, the Board of Supervisors approved a budget not to exceed \$14,999.00 and authorized the Chair to approve proposals for holiday décor, for Arlington Ridge Community Development District.</p>

THIRTEENTH ORDER OF BUSINESS

Consideration of Updated Reserve Study Proposal

Mr. Setaro requested a revision to the report. Direction was given to proceed.

FOURTEENTH ORDER OF BUSINESS

Consideration of Vacating Landscape Easements

Ms. Whelan reviewed the documents with the Board. She stated that the areas indicated in the document will vacate easements and the District will not be responsible for the maintenance. Ms. Brown requested that notices be sent out to residents.

On a Motion by Mr. Ryan, seconded by Ms. Faylor, with all in favor, the Board of Supervisors approved vacating landscape easements for Arlington Ridge Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Whelan updated the Board regarding the SPE land sale. 103 lots will be platted. District funds will be paid per the agreement in order to release the lots.

B. District Engineer

Not Present.

C. Amenity Management

Ms. Leard reviewed her report touching on the status of the air-conditioning report which indicated the need for a 10 ton unit to adequately perform.

Ms. Brown stated that “Cooking with Vodka” was successful and profitable. She also updated the Board on the RV lot and requested a 10 day extension.

D. District Manager

Mr. Jeancola reminded the Board of the Candidate Workshop being held on Wednesday, October 19, 2016 at 6:30 p.m. Mr. Ryan inquired about the workshop’s format. It would be a Board Q&A with the candidates.

On a Motion by Mr. Ryan, seconded by Ms. Brown, with all in favor, the Board of Supervisors approved a not-to exceed amount of \$3,000 for a survey for the proposed Pickle Ball and Bocce Ball Courts for Arlington Ridge Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. Ryan indicated that he would be resigning from seat 2 on the Board at the end of the meeting. His term expires in November of 2018.


On a Motion by Ms. Brown, seconded by Ms. Faylor, with all in favor, the Board of Supervisors accepted the resignation of Michael Ryan (Seat 2) as Board Supervisor for Arlington Ridge Community Development District.

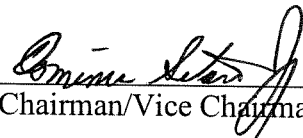
Mr. Jeancola reminded the Board that the next meeting is scheduled for November 9, 2016 at 1:00 p.m.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Brown, seconded by Ms. Faylor, with all in favor, the Board of Supervisors adjourned the meeting at 2:59 p.m. for Arlington Ridge Community Development District.


Assistant Secretary


Chairman/Vice Chairman