
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 special meeting of the Board of Supervisors of Arlington Ridge Community Development District was held on **Tuesday, November 29, 2016 at 1:03 p.m.** at Fairfax Hall, located at 4475 Arlington Ridge Boulevard, Leesburg, FL 34748.

Present and constituting a quorum:

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| Dominic Setaro, Jr. | Board Supervisor, Chairman |
| Sharon Brown | Board Supervisor, Vice Chairman |
| Thomas Michenzi | Board Supervisor, Assistant Secretary |
| Ronald Worrich | Board Supervisor, Assistant Secretary |
| Gloria Faylor | Board Supervisor, Assistant Secretary |

Also present were:

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| Anthony Jeancola | District Manager, Rizzetta & Company, Inc. |
| Lindsey Whelan | Hopping Green & Sams |
| Art Erickson | Developer (in progress) |
| Roy Deary | Vesta |
| Joe Montagna | Vesta |
| Chris Semko | Floralawn |
| Thomas Eleazer | FL Leisure Communities |
| Robbie Salzman | FL Leisure Communities |
| Aly Leard | 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.

Agenda item 5E – Consideration of Appointment for Seat # 2, was taken out of order.

Ms. Brown nominated Mr. Dominic J. Setaro, Jr. to seat # 2 (previously held by Mr. Mike Ryan).

Mr. Jeancola swore in Mr. Dominic J. Setaro, Jr. and Mr. Setaro accepted compensation.

On a Motion by Ms. Brown, seconded by Mr. Michenzi, with all in favor, the Board of Supervisors appointed Mr. Dominic J. Setaro, Jr. to seat # 2 (previously held by Mr. Mike Ryan), for Arlington Ridge Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the Board of Supervisors Meeting held on October 12, 2016

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

On a Motion by Mr. Setaro, seconded by Ms. Faylor, with all in favor, the Board of Supervisors approved the minutes, with said changes, from the Board of Supervisor's meeting held on October 12, 2016, as discussed, for Arlington Ridge Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Unaudited Financial Statement for September 2016

The Board reviewed the Unaudited Financial Statement for September 2016.

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

SIXTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for September and October 2016

Discussion was held regarding various invoices and the services represented.

On a Motion by Mr. Setaro, seconded by Ms. Brown, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for September 2016 totaling \$138,107.19 for Arlington Ridge Community Development District.

On a Motion by Mr. Setaro, seconded by Ms. Brown, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for October 2016 totaling \$210,981.56, for Arlington Ridge Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-02,
Amending FY 2015/2016 Budget**

Mr. Jeancola presented Resolution 2017-02, Amending FY 2015/2016 Budget.

On Motion by Mr. Setaro, seconded by Ms. Faylor, with all in favor, the Board of Supervisors' approved Resolution 2017-02, Amending FY 2015/2016 Budget, for Arlington Ridge Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Landscape Related
Items**

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

Mr. Jeancola presented the proposal received in the amount of \$20,800.00 for the installation of pine straw and bark in Community Y. Brief discussion ensued.

On Motion by Ms. Brown, seconded by Mr. Setaro, with all in favor, the Board of Supervisors' approved the proposal received in the amount of \$20,800.00 for the installation of pine straw and bark in Community, for Arlington Ridge Community Development District.

A comment was made regarding the runoff between Roanoke Drive and Heritage containing debris. The onsite staff will review the issue and address the appropriate vendor.

NINTH ORDER OF BUSINESS

**Discussion Regarding Restaurant
Operations and Management**

Ms. Brown has been meeting with Bart on a weekly basis.

Mr. Montagna reviewed the action item report with the Board. There are weekly audits being performed. Sales are continuing to increase with an average of \$425.00 being made on Mondays. They will continue to monitor this and see whether it is viable to remain open on Mondays. He stated that Sunday sales are averaging close to \$3,000.00 for the last 2 months and believes it's worth keeping the same hours at this time.

Bart stated that he made some changes to the happy hour regarding higher end liquors. These will no longer be served at that time. Sales have not been affected based on the October and November figures.

Ms. Brown commented on the rumors circulating regarding the quality of the food. She hasn't personally been thrilled with the specials. Brief discussion ensued.

Mr. Deary reviewed the financials with the Board. He stated that October's sales have been the highest that they have seen along with the lowest losses. During the slow period, sales average about \$30,000.00 and can rise up to over \$50,000.00 when the season picks up.

Mr. Worrich inquired about how our sales compare to other communities. Roy responded that on average, most communities make around \$500,000.00-\$800,000.00 on an annual basis.

Mr. Setaro made a general comment regarding Vesta's purpose. He encouraged residents to attend the meetings to get a better understanding of the Board's goals.

Ms. Brown stated that in the past they were losing about \$35,000.00 a month and it's currently down to about \$12,000.00. Brief discussion ensued.

Mr. Michenzi suggested not closing the restaurant before 2:30 p.m. on Mondays as individuals with a 10:00 a.m. tee time would not be able to dine.

An audience member commented about the restaurant being packed and only having 1 waitress. Brief discussion ensued.

Mr. Ryan made a comment regarding Sunday football and brunch doing very well. However, there is a bit of a lapse between both events and coverage is needed. He expressed concern regarding karaoke in the dining room and prefers that it be held at the tavern on Saturdays. Discussion ensued.

Ms. Faylor suggested changing karaoke from Saturday to another day of the week. Mr. Setaro stated if it impedes business, then change the day. Bart reported that there was an increase of \$1,000.00-\$1,300.00 on karaoke night.

Mr. Hennessy from the event committee commented on his concerns with upcoming Holiday events and restaurant specials. He has not seen anything.

A resident suggested marketing for the restaurant and also reported that the restaurant's website is not updated.

Mr. Cosmo stated that during NFL Sunday ticket there needs to be more than one server. He also agrees and shares the same concerns as Mr. Hennessy.

Mr. Jameson suggested effectively utilizing the wait staff. He also stated that residents need to support the restaurant and make purchases.

Ms. Hanson doesn't believe that the restaurant does enough for a captive audience in order to increase sales (i.e. – golfers). She also suggested improving advertising.

TENTH ORDER OF BUSINESS

Consideration of RV Roadway Paving Proposal – Rainey Construction

Mr. Jeancola presented a proposal in the amount of \$22,622.30 for the RV roadway paving received from Rainey Construction. District Counsel suggested a direct agreement with Rainey Construction. The job will start that coming Monday, December 5, 2016. Discussion ensued.

On a Motion by Mr. Setaro, seconded by Ms. Faylor, with all in favor, the Board of Supervisors approved Rainey Construction's proposal in the amount of \$22,622.30 for the RV roadway paving for Arlington Ridge Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Appointment for Seat Number 2

This agenda item was taken out of order and covered under the third order of business.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2017-03, Re-Designating Officers

Mr. Jeancola presented Resolution 2017-03, Re-designating Officers.

On a Motion by Ms. Faylor, seconded by Mr. Michenzi, with all in favor, the Board of Supervisors approved Resolution 2017-03, Re-designating Officers, for Arlington Ridge Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No Report.

B. District Engineer
Not Present.

C. Amenity Management

Ms. Leard discussed special events that there was a loss of \$150.00 for Halloween. There were two golf events and two weddings. The Gaylord Palms excursion has had success with sign-ups. There are twenty-six people signed up. New Year's Eve tickets will be going on sale as well. The events committee will be meeting again next Monday and will be putting final touches on the 2017 events.

She discussed the RV lot and that most RVs have complied with the rules and regulations.

She received a proposal in the amount of \$3,545.00 from ServPro for the mold abatement at the restaurant.

She updated the Board on the pool and that the impeller has been shipped along with the seal plate. The expense is \$3,290.00.

She received estimates for the heating and valve replacement as well as for the lighted sign for the entrance to the village green.

She stated that she was still awaiting a proposal from DelAire for the air conditioning unit. The proposal has not been received.

She has received requests from resident regarding additional water polo equipment.

Mr. Setaro discussed some issues with the RV lot and suggested indefinitely suspending vehicles in violation (that are not moved). Mr. Jeancola stated that there isn't a towing contract in place yet due to finding a reputable company and following statutes regarding proper towing parameters. District Counsel suggested sending letters to residents via certified return receipt. The Board directed the staff to suspend amenity privileges. Discussion ensued.

Ms. Brown commented that she would like to receive more proposals for the pool and for the signage.

Ms. Leard tendered her resignation. Her last day is Saturday December 3, 2016. Mr. Kyle Nelson has been assisting during the transition as the interim manager. Office hours will remain the same.

Mr. Setaro mentioned the need for the mold abatement at the restaurant.

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| <p>On a Motion by Ms. Brown, seconded by Ms. Faylor, with all in favor, the Board of Supervisors approved a not to exceed amount of \$3,545.00 for the mold abatement to be performed by ServPro, for Arlington Ridge Community Development District.</p> |
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D. District Manager

Mr. Jeancola didn't have anything to report. However, he asked that the new supervisors come speak to him after the meeting to discuss paperwork and to ask any questions that they might have.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Setaro suggested giving each board member an area to oversee. They are as follows:

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| Sharon Brown | Restaurant Committee |
| Thomas Michenzi | Buildings |
| Ronald Worrich | Common Area(s) |
| Gloria Faylor | Activities |

Mr. Chauncey inquired about the play that ran November 4-6, 2016. He suspects that the play made about \$1,200.00. He expressed concern regarding the stage, wiring etc... He mentioned that Mr. Ralph Daniels has a prioritized list of needs. Brief discussion ensued.

Barb, from unit 142, had an inquiry regarding a foreclosed home across the street from her residence. Robbie indicated that it would be going up for sale on the following day.

Mr. Paul Frazier asked that the three pool tables not be removed.

Sue expressed concern regarding a need for the pool furniture to be cleaned. Ms. Leard informed her that it is in progress. Sue also suggested a \$5.00 burger night once a week similar to how Trilogy does it.

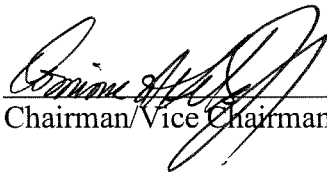
Mr. Jeancola reminded the Board that the next meeting is scheduled for December 14, 2016 at 1:00 p.m.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Brown, seconded by Mr. Michenzi, with all in favor, the Board of Supervisors adjourned the meeting at 3:13 p.m. for Arlington Ridge Community Development District.


Assistant Secretary


Chairman/Vice Chairman