

**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, January 11, 2017 at 1:11 p.m.** at Fairfax Hall, located at 4475 Arlington Ridge Boulevard, Leesburg, FL 34748.

**Present and constituting a quorum:**

Dominic Setaro, Jr.	<b>Board Supervisor, Chairman</b>
Sharon Brown	<b>Board Supervisor, Vice Chairman</b>
Thomas Michenzi	<b>Board Supervisor, Assistant Secretary</b>
Ronald Worrich	<b>Board Supervisor, Assistant Secretary</b>
Gloria Faylor	<b>Board Supervisor, Assistant Secretary</b>

**Also present were:**

Anthony Jeancola	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jennifer Kilinski	<b>District Counsel, Hopping Green &amp; Sams</b>
Art Erickson	<b>Developer</b>
Roy Deary	<b>Vesta (via phone)</b>
Joe Montagna	<b>Vesta</b>
Chris Semko	<b>Floralawn</b>
Thomas Eleazer	<b>FL Leisure Communities</b>
Robbie Salzman	<b>FL Leisure Communities</b>
Kyle Nelson	<b>Operations Manager</b>
Scott Green	<b>Field Operations Manager</b>
Audience	<b>Present</b>

**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**

Mr. Ryan requested that residents' requesting improvements to the craft room specify their names as this does not include all residents.

A resident from lot 670 lot commented on the roadway improvements and the transfer of property.

A resident from lot 415 suggested that the restaurant alternate nightly offerings as opposed to having fish on all Friday evenings. They also suggested distributing pamphlets door to door as not all residents own a computer.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes from the Board  
of Supervisors Meeting held on November  
29, 2016**

Mr. Jeancola stated that the minutes were reviewed by District Counsel. Minor revisions were requested to pages 2, 4, and 7 .

On a Motion by Ms. Brown, seconded by Mr. Michenzi, with all in favor, the Board of Supervisors approved the minutes, with said changes, from the Board of Supervisor's meeting held on November 29, 2016, as discussed, for Arlington Ridge Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Unaudited Financial  
Statement for October 2016**

The Board reviewed the Unaudited Financial Statement for September 2016.

Mr. Setaro stated that he sent Mr. Jeancola a couple pages of questions for his review. These will be reviewed at the next meeting.

There was discussion regarding the soda machine deposits, refund of deposits, liability and reflecting reserves on the balance sheet.

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

**SIXTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for November  
2016**

Discussion was held regarding various invoices and the services represented.

Mr. Jeancola updated the Board on the status of Board members having CDD e-mail addresses associated with their seat numbers would be forthcoming.

On a Motion by Ms. Faylor, seconded by Ms. Brown, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for November 2016 totaling \$101,867.49, for Arlington Ridge Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Phase 3 Plat and  
Conveyance Related Matters**

District Counsel stated that the District is required to sign the plat. It reflects various easements and District responsibilities. There are 5 parcels that would be considered District land. The District would then convey its interest in the property to the developer. The plat is approved by the City and reviewed by District Counsel and the District Engineer. Discussion ensued.

On Motion by Ms. Brown, seconded by Ms. Faylor, with all in favor, the Board of Supervisors' authorized the Chair/Vice Chair to finalize the plat and execute an agreement in substantial form, for Arlington Ridge Community Development District.

District Counsel reviewed the draft conveyance package with the Board and explained that it is used to convey real property. The draft package includes a special warranty deed, bill of sale and certificate of District Engineer. It is to the District's benefit that the District Engineer is also the same engineer working on the construction administration for the roadway – he can certify that the roadway is built as per the specifications. Discussion ensued.

On Motion by Ms. Brown, seconded by Mr. Michenzi, with all in favor, the Board of Supervisors' approved the conveyance package in substantial form and authorized District Counsel to continue to work with the District Engineer, for Arlington Ridge Community Development District.

A resident named Alice asked if this was the proper time to inquire about residents' needs/requests in regards to the need for additional amenities due to the increase in the community's population (i.e. – additional swimming pool(s) and pickle ball courts). Mr. Setaro responded that a committee is discussing the possibility of additional amenities. Ms. Brown clarified that the District does not own the property in the back. The District owns the property up front (by the tennis courts and the other side of the parking lot). The land cannot be used for additional amenities. Discussion ensued.

A resident named Dave inquired if the projected number was the same for the number of homes in Phase 3. Mr. Setaro stated that there were 313 additional lots as originally planned. Dave also asked if there was a way to find out specifics on Phase 3. Mr. Setaro stated that the sales office does have maps.

A resident named Jim Jameson inquired if there should be a committee formed to discuss capital improvement plans. Mr. Setaro responded that the Board adopted a plan and that there was a workshop last summer. There is an approved 25 year plan funded with \$250K. There will

be an additional \$250K funded in 2017. In addition, there is an updated study that will be provided for the capital plan. He offered Jim a copy. It was asked if the plan can be available on the website and Ms. Brown stated that it already was. Mr. Jeancola will confirm that it is.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Landscape Related Items**

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

Mr. Setaro would like to monitor some areas on a monthly basis due to lack of weed control. The Bermuda program is not treated due to cost and is not part of the contract.

Mr. Worrich would like to attend the next inspection with Mr. Green.

Mr. Semko stated that mulching and pine strawing placement will take place the following week.

A resident from lot 427 asked about the irrigation schedule. Mr. Green responded that they get a report from Floralawn on a monthly basis and that they will take a look. They will be getting water into certain sections. The same resident commented about the amount of water being wasted over by Cameron's Run. Mr. Setaro stated that the Board is aware and that there is a faulty controller in that area.

**NINTH ORDER OF BUSINESS**

**Discussion Regarding Restaurant Operations and Management**

Mr. Montagna updated the Board on the October and November financials. The numbers are trending in the right direction. There was a 24% increase from what they anticipated and the costs of goods are lower. He stated that the District was budgeted to lose a little over \$16,000.00 in October but only lost \$13,219.00 in regards to net income. There are much lower losses compared to last year. There was a \$7,400.00 loss in November 2016 as compared to November 2015 when there was a little over \$30,000.00 in losses when the restaurant was run by FLC.

The restaurant manager discussed the Holiday Gala attendance of 266 guests and stated that the overall feedback was positive. The December 2016 sales came in at a little over \$53,000.00. The budgeted sales were around \$55,000.00.

The restaurant manager discussed Chatham's and how it used to be an ice-cream parlor. He would like to open some type of a bistro. There is a possibility of doing ice cream again over the summer months for those residents that may have grandchildren.

Ms. Kilinski advised that the alcohol license would have to be amended if alcohol is served. Chatham's does not fall under the catering license.

Mr. Setaro suggested resolving current restaurant issues prior to taking on another food related venture.

Mr. Setaro asked District Counsel if an amended alcohol license should be obtained in advance. District Counsel stated that the process would not take as long as the last time as they were improperly licensed.

Mr. Michenzi expressed concern regarding ads displayed on the golf course to golfers and outside communities. They will not be allowed into the pool area as it is for residents only. He stated that there isn't any verbiage on who will cover any losses if any. Ms. Brown stated that is part of the current agreement with the restaurant. Discussion ensued.

Mr. Michenzi commented that it is up to the Board on whether or not Chatham's should be renovated. He also agrees that current restaurant issues need to be resolved prior to taking on other food related ventures.

Ms. Faylor commented on residents being able to call an order in to avoid a larger wait time as there are a large number of golfers.

Mr. Setaro believes that Chatham's should be limited to residents only. There was a suggestion made regarding an express window available for golfers.

Bart stated that Vesta has gained control of the restaurant website from FLC and has updated the content.

Mr. Setaro said that he would like better advertising and is concerned with the inconsistency of the food.

Mr. Worrlich would like to see average sales on event nights (trivia, karaoke, etc.).

The restaurant manager mentioned that the karaoke coordinator has asked if they could do it every Saturday alternating in between the restaurant and bar each Saturday. The Board provided direction to proceed with alternating Saturdays.

A resident also expressed concern over the inconsistency of the food, the lack of staple liquors, and wine running out.

A resident said that he has not received salads prior to getting his entrees. He also ordered 8 pizzas for a private event and stated that they were inconsistent and did not taste good

A resident would like to be provided with a list of the proper contact assigned to handle specific problems/issues.

A resident from lot 389 also expressed concern over the inconsistency of the food and feels that it has declined ever since Vesta took over.



Mr. Jarrait (lot 71) commented on his experience regarding his trailer and it having to be moved due to policies. He expressed that he was concerned that RV Lot is free, and that all residents pay for it whether they use it or not. He feels that it should be fee based.

There was brief discussion regarding mobility/access.

**TWELFTH ORDER OF BUSINESS**

**Tiberi/Jarrait - Request to Speak Before  
the Board Re: Trailer Storage at Space  
#15**

Mr. Setaro provided the back story of obtaining the RV Lot at no charge and the determination behind why there was no charge.

Mr. Jarrait spoke upon his concerns once again regarding residents paying for the RV Lot whether they use it or not. He feels that it should be fee based. He expressed his content living in the Arlington Ridge Community and has recommended it to others.

A resident from lot 670 commented on the RV Lot being free vs. having fees. They said that once fees were implemented, in a prior community's lot, different keypads were installed and there were no longer access issues. Mr. Setaro mentioned that Kyle and Tom were looking into getting the same reader as the access cards. They are considering a fee for renting a space.

A resident from lot 231 is not a proponent of a fee for the RV Lot but a proponent of the facility.

A resident from lot 328 said that since the RV Lot only has 55 spaces 55, it would be better to fund other projects.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
No Report.

B. District Engineer  
Not Present.

C. Amenity Management

Mr. Nelson has accepted the Operations Manager position. He reviewed the amenity management report with the Board. He has received 1 proposal for the restaurant air condition. He thanked the Holiday lighting volunteers.

Mr. Ryan asked what the Fairfax kitchen needed.

On a Motion by Ms. Brown, seconded by Mr. Michenzi, with all in favor, the Board of Supervisors approved Resolution 2017-04, Surplus Property, for Arlington Ridge Community Development District.

D. District Manager  
No Report.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Ms. Brown would like to explore additional covered golf cart parking near Fairfax Hall.

A question was raised regarding whether the softball fields (Legacy) can be utilized for a fee.

A resident stated that he would like other residents to consider purchasing land for softball fields.

Jack Delauter read a letter regarding speeding vehicles going 48-61 mph within the community. It also stated that posting speed limit signs has not made a difference.

Mr. Ryan stated a need for a tow company and asked if there was a way to simplify the liquor license.

Lot 281 stated that they are not in favor of speed radar or signs.

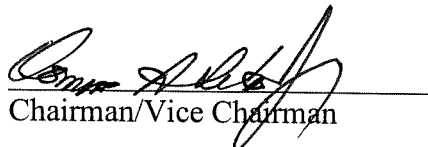
Mr. Jeancola reminded the Board that the next meeting is scheduled for February 8, 2017, at 1:00 p.m.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Faylor, seconded by Ms. Brown, with all in favor, the Board of Supervisors adjourned the meeting at 4:37 p.m. for Arlington Ridge Community Development District.

  
Assistant Secretary

  
Chairman/Vice Chairman