
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 continued meeting of the Board of Supervisors of Arlington Ridge Community Development District was held on **Friday, August 26, 2016 at 1:00 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
Stephen Smith	Board Supervisor, Assistant Secretary
Michael Ryan	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Grant Phillips	District Manager, Rizzetta & Company, Inc.
Jennifer Kilinski	District Counsel, Hopping Green & Sams (by phone)
Art Erickson	Developer (by phone)
Aly Leard	Operations Manager
Audience	

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 put forward at this time.

FOURTH ORDER OF BUSINESS

**Continued Public Hearing on Fiscal Year
2016/2017 Budget**

<p>On a Motion by Mr. Ryan, seconded by Mr. Smith, with all in favor, the Board of Supervisors opened the continued Public Hearing on Fiscal Year 2016/2017 Final Budget for Arlington Ridge Community Development District.</p>
--

ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

August 26, 2016 – Meeting Minutes

Page 2

Mr. Jeancola reviewed the budget totaling \$1,568,294 with an administrative total of \$251,854 and a field operations total of \$1,317,240. Discussion was held regarding various line items and Ms. Kilinski addressed a question regarding the off-roll parcels. She explained that the operations and maintenance agreement runs through Fiscal Year 2016/2017 with the exception of phase 3, which is part of a separate agreement.

On a Motion by Ms. Brown, seconded by Mr. Ryan, with all in favor, the Board of Supervisors closed the continued Public Hearing on Fiscal Year 2016/2017 Final Budget for Arlington Ridge Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2016-08,
Adopting Fiscal year 2016/2017 Final
Budget**

A typographical error was noted on page two of the resolution.

On a Motion by Mr. Ryan seconded by Ms. Brown, with all in favor, the Board of Supervisors approved Resolution 2016-08 (as amended), adopting the fiscal year 2016/2017 final budget totaling \$2,182,858.48 (\$1,568,294 – O&M and \$614,564.48 – Debt Service) for Arlington Ridge Community Development District.

SIXTH ORDER OF BUSINESS

**Continued Public Hearing on Fiscal Year
2016/2017 Assessments**

Ms. Kilinski advised that a public hearing was not needed as the assessments were not changing.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-09,
Imposing Assessments to Fund 2016/2017
Budget**

It was stated that Resolution 2016-09 gives the District the ability to assess property owners in order to collect the funds necessary to operate the District. Mr. Jeancola explained that the finance tables reflect the amounts to be collected by product type.

On a Motion by Ms. Brown, seconded by Mr. Ryan, with all in favor, the Board of Supervisors approved Resolution 2016-09, Imposing assessments to fund the fiscal Year 2016/2017 budget for Arlington Ridge Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Kilinski responded to questions regarding the selection of an auditor for restaurant operations. It was noted that Mr. Setaro worked with VESTA Management on the selection and the auditor is expected to start in September.

B. District Engineer

Mr. Jeancola updated the Board on the inspection of the retention area, noting that the inlets are 12 inches under vegetation and the entire area needs a full cleanout including backwashing the lines.

C. Amenity Management

Ms. Leard reviewed a handout she distributed regarding the RV lot and a brief discussion ensued. She stated that a new rope was installed and she completed the inventory with only a couple of changes. A suggestion was made to allow residents to park other vehicles in the lot as long as it was in their assigned space and each family was allowed only one space.

On a Motion by Mr. Ryan seconded by Ms. Brown, with all in favor, the Board of Supervisors approved limiting the RV lot to recreation vehicles and boats on trailers and when need arises priority will be based on tenure as a resident for Arlington Ridge Community Development District.

Ms. Leard spoke regarding plans for the New Year's Eve Party, confirmed that the defibrillator has been moved to Fairfax Hall and a second one ordered, a request received to host an event for political candidates, a tail gate party being hosted by the Grill on September 1st, and pressure washing common areas. The Board asked that District Counsel draft verbiage for the District's policies restricting the use of District facilities by political candidates for the September agenda.

D. District Manager

Mr. Jeancola asked for authorization to allow the Chair to review and approve the proposal for the District's insurance needs for fiscal year 2016/2017 as it has not been received to date.

On a Motion by Mr. Ryan seconded by Ms. Brown, with all in favor, the Board of Supervisors authorized the Chairman and to review and approve the insurance proposals for fiscal year 2016/2017 for Arlington Ridge Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

A request was made that Staff check with the Trustee to confirm the amortization schedule for the District.

Ms. Leard confirmed that Chef Mike has resigned and stated that Vesta is looking to hire additional line cooks.

ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

August 26, 2016 – Meeting Minutes

Page 4

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Smith, seconded by Mr. Ryan, with all in favor, the Board of Supervisors adjourned the meeting at 2:06 p.m. for Arlington Ridge Community Development District.


Assistant Secretary


Chairman/Vice Chairman