

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, September 14, 2016 at 1:04 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
Gloria Faylor	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
Lindsey Whelan	Hopping Green & Sams (via phone)
Art Erickson	Developer
Roy Deary	Vesta
Joe Montagna	Vesta
Mansoor Kader	Vesta
Chris Semko	Floralawn
Thomas Eleazer	FL Leisure Communities (in progress)
Robbie Salzman	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

Discussion was held regarding petitions to move the rear lot backage of individual lots from 18 to 8 feet and the meeting scheduled on September 22nd, 2016 at 4:30 p.m. at the City Hall Building.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the Board of Supervisors Meeting held on August 10, 2016

Revisions to lines 57, 82, and 137 were requested.

On a Motion by Mr. Ryan, 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 August 10, 2016, as discussed, for Arlington Ridge Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Unaudited Financial Statement for July 2016

Discussion was held regarding whether money was being moved around the Bank of China. Ms. Barbara Brown of Rizzetta & Co. will be asked to confirm the status of the Bank of China account.

Receivables on assessments through July 2016 show that \$71,000 was not collected due to villa lots previously spoken about.

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

SIXTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for July 2016

Discussion was held regarding various Floralawn invoices and the services represented.

On a Motion by Mr. Smith, seconded by Mr. Ryan, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for June 2016 totaling \$171,365.78 for Arlington Ridge Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Landscape Related
Items**

Mr. Green presented the report to the Board and entertained questions/comments regarding various items noted in the report. Discussion ensued regarding palm tree trimming.

Discussion ensued regarding the white fence pictured in the report. It was stated that the fence was put up by a previous developer/HOA and does not belong to the District.

Mr. Semko will be clearing out the landscape easement area on Heritage and Roanoke beginning of the following week. It was also stated that two residents requested an e-mail blast be sent reminding all residents to pick-up their pets' waste specifically in this area. Discussion ensued regarding some type of additional signage.

There was discussion regarding the front wall damage and sod damage by Florida Fiber during the installation of their fiber lines. District Counsel suggested notices be sent regarding the need for Florida Fiber to repair and/or replace sod.

EIGHTH ORDER OF BUSINESS

**Discussion Regarding Restaurant
Operations and Management**

Mr. Montagna reviewed the monthly report, noting that they are still looking for the right candidate to replace the Restaurant Manager and sales were above budget for the month.

A lengthy discussion was held regarding continued issues with restaurant operations as the financial statements are still not correct, it appears that employees are being overpaid, a lack of communication, and overall operations. The possibility of terminating the existing contract and developing a Corrective Action Plan were put forward. It was ultimately decided to hold a special meeting on September 27, 2016 at 3:00 p.m. to discuss a Corrective Action Plan.

NINTH ORDER OF BUSINESS

**Discussion of the Construction of a
Permanent Restroom/Conveyance of
Land to Golf Course**

Mr. Salzman spoke regarding the desire to construct a restroom at the back of Hole 16 identical to the one on Hole 5 and the need to have the District convey a small parcel of land in the upland area. A brief discussion ensued with the following Board action being taken:

<p>On a Motion by Mr. Ryan, seconded by Ms. Brown, with all in favor, the Board of Supervisors approved conveying the necessary land for Florida Leisure Communities to construct a restroom on Hole 16 of the golf course for Arlington Ridge Community Development District.</p>
--

TENTH ORDER OF BUSINESS

Consideration of Allocation of Funds to Reserves

Discussion was held regarding potential uses for the reserve fund and the appropriate amount to transfer from the general fund balance to the capital improvements reserve fund.

On a Motion by Mr. Ryan, seconded by Ms. Faylor, with all in favor, the Board of Supervisors authorized the transfer of \$250,000 from the general fund to the reserve account for Arlington Ridge Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Policy Verbiage Restricting Political Content at Reserved CDD Facilities

Ms. Kilinski reviewed the handout that was distributed relative to restricting political content at District Facilities, noting that if approved it would become part of the facilities use policy.

On a Motion by Mr. Ryan, seconded by Ms. Faylor, with all in favor, the Board of Supervisors approved the amendment to the Facilities Use Policy addressing the restrictions on political content for Arlington Ridge Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Dissemination Agent Proposal

Mr. Jeancola explained that Prager Sealy is no longer providing dissemination services and the services are a requirement of the Trust Indenture. Rizzetta is offering to perform those services at the same rate that Prager was charging (\$5,000 annually). A brief discussion ensued, with Ms. Kilinski recommending that the Board approve the proposal in substantial form.

On a Motion by Mr. Ryan, seconded by Ms. Faylor, with all in favor, the Board of Supervisors approved the proposal from Rizzetta and Company for Dissemination Agent in substantial form for Arlington Ridge Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Kilinski responded to questions regarding the status of the landscape easement for Heritage and Roanoke.

B. District Engineer

Mr. Jeancola stated that the drainage repairs to reduce flooding on the boulevard are complete.

C. Amenity Management

Ms. Leard reviewed her report touching on the status of ongoing projects and upcoming events. She responded to Board questions of various topic.

D. District Manager

Mr. Jeancola reviewed the report from Universal Engineering, noting the need for a survey of the area to be completed.

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.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

A request was made that the proposal for holiday lighting be included in the October agenda.

Mr. Smith indicated that he would be resigning from seat 4 on the Board at the end of the meeting, noting that his term expires in November of 2018. Ms. Brown announced her intention to resign from seat 1 and a brief discussion ensued. Mr. Setaro recommended that Ms. Brown be appointed to Mr. Smith's seat.


On a Motion by Mr. Ryan, seconded by Ms. Faylor, with all in favor, the Board of Supervisors accepted the resignations of Stephen Smith (Seat 4) and Sharon Brown (Seat 1) as Board Supervisors and appointed Sharon Brown to fill the vacancy for Seat 4 for Arlington Ridge Community Development District.

Mr. Jeancola reminded the Board that the next meeting is scheduled for September 27, 2016 at 3:00 p.m..

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Ryan, seconded by Ms. Brown, with all in favor, the Board of Supervisors adjourned the meeting at 3:00 p.m. for Arlington Ridge Community Development District.


Assistant Secretary


Chairman/Vice Chairman