

**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, September 27, 2016 at 3:05 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>
Gloria Faylor	<b>Board Supervisor, Assistant Secretary</b>
Michael Ryan	<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 (by phone)</b>
Roy Deary	<b>Vesta</b>
Joe Montagna	<b>Vesta</b>
Mansoor Kader	<b>Vesta</b>
Thomas Eleazer	<b>FL Leisure Communities</b>
Art Erickson	<b>Developer (by phone)</b>
Aly Leard	<b>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**

There were no audience comments put forward at this time.

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**FOURTH ORDER OF BUSINESS**

**Continued Discussion Regarding  
Restaurant Operations and Management**

**1. Food & Beverage Agreement**

Mr. Jeancola provided the Food & Beverage Agreement for reference.

**2. Amenity Management Agreement**

Mr. Jeancola provided the Amenity Management Agreement for reference.

**3. Corrective Action Plan**

Mr. Deary discussed the plan including accounting and operations. It was noted that the plan calls for a \$7,500 credit to be applied to the District by September 30, 2016.

Mr. Setaro reviewed the documents with the Board of Supervisors.

Ms. Brown clarified that accounting is currently done utilizing QuickBooks.

Mr. Ryan stated that the plan is a set of overall objectives and hoped that it would be a little more specific regarding hours, seasonal menus and meeting objectives.

Mr. Deary stated that Mr. Ryan's questions and concerns were more applicable to the operational plan while this purpose was more of a corrective plan.

Ms. Faylor questioned if the person who opens and counts the drawer could also be the same person that closes.

Resident comments were entertained on the topic with concerns being expressed with the ongoing inventory problems, weekly deposits, and how long management has to implement the plan.

<p>On a Motion by Ms. Brown, seconded by Ms. Faylor, with three in favor and one against (Mike Ryan), the Board of Supervisors accepted the Corrective Action Plan with said modifications for Arlington Ridge Community Development District.</p>
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**FIFTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
No Report.

B. District Engineer  
Not Present.

C. Amenity Management  
No Report.

D. District Manager  
No Report.

**SIXTH ORDER OF BUSINESS**

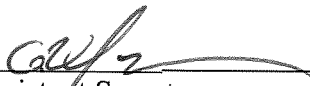
**Supervisor Requests and Audience  
Comments**

There were no Supervisor requests or Audience comments.

**SEVENTH 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 4:15 p.m. for Arlington Ridge Community Development District.

  
Assistant Secretary

  
Chairman/Vice Chairman