

**MINUTES OF MEETING
ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT**

A workshop of the Board of Supervisors of the Arlington Ridge Community Development District was held Thursday, January 12, 2023, at 2:00 p.m. at Fairfax Hall, 4475 Arlington Ridge Boulevard, Leesburg, Florida 34748.

Present and constituting a quorum were the following:

Robert Hoover	Chairman
Ted Kostich	Vice Chairman
Bill Middlemiss	Assistant Secretary
Claire Murphy	Assistant Secretary
James Piersall	Assistant Secretary

Also present, either in person or via Zoom Video Communications, were the following:

Angel Montagna	Manager: Inframark, Management Services
Sean Israel	Manager: Inframark, Management Services
Jennifer Kilinski	Attorney: KE Law
Brenda Burgess	Inframark, Management Services
Brett Perez	Inframark, Management Services
Robert Sardinias	Inframark, Management Services
Donise Streit	Community Association Manager
Dan Zimmer	General Manager: Golf, Food & Beverage
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the workshop. The full workshop is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Mr. Hoover called the workshop to order at 2:00 p.m.

Ms. Montagna called the roll.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

Mr. Hoover led the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS **Audience Comments**

A Resident (Lot 252) discussed the sales center, and suggested using a general contractor instead of an architect. Discussion ensued regarding the process for City of Leesburg planning and permitting.

A Resident (Lot 268) discussed a better business model for funding losses.

A Resident commented on the sales office, utilization of spaces, and alternatives instead of spending \$25,000 on an architect.

A Resident (Lot 89) discussed golf course should not be funding restaurant losses, and business model for the golf course.

A Resident (Lot 1016) discussed the golf course subsidizing the restaurant, and example in another State for turning a similar situation into a successful restaurant.

A Resident (Lot 246) discussed the golf course, oversight on daily restaurant operations, calendar of events, and other golf course and restaurant communities have their budgets available on websites.

A Resident speaking on behalf of the HOA recommended a slowdown on the plan for the sales center, utilization of current spaces, and financial assistance provided from the HOA.

A Resident discussed pool proposals, timing for the proposals, and thoughts about the process.

A Resident discussed golf course funds subsidizing the restaurant.

A Resident (Lot 468) discussed dogs running off leash near Roanoke and Heritage.

A Resident (Lot 682) discussed use of sales office, support for fitness center, and suggestion to solicit opinions now.

FOURTH ORDER OF BUSINESS

Discussion Items

A. Golf Funds

Discussion ensued regarding the presentation provided by Mr. Hoover related to golf course and restaurant funding, budgeted dollars for golf course improvements, previous motion to transfer monies into a golf reserve account, improving the golf course, contract for golf course management, identification of additional revenue sources, improvements and upgrades to the golf course, retaining funds within golf course operations, moving forward, moving money into the reserve accounts without increasing assessments to residents, working within the budget, emergencies, use of golf course profits, future projects, solicit input from residents, budget amendment and process, how transfers are accounted, and when monies are transferred.

B. Sales Center

i. Committee Report

ii. Occupancy

Discussion ensued regarding the presentation provided by Mr. Hoover regarding the sales center, punch list, uses of Fairfax Hall and the sales center, recommendation for Mr. Middlemiss to serve as the sales center liaison, sales center suggested names, results of the survey, recommendations, utilities, dedicating the building to the HOA, project priority list, limit priorities, no need for an architect, remove stove from the kitchen,

allow Zumba in Fairfax Hall, multiple uses, scheduling, obtaining proposals, and scope of services needed.

Sales center liaison and names will be included on the January 19, 2023, agenda.

C. Pool Proposals

i. Beach Pool Resurfacing Proposals

ii. Lap Pool Resurfacing Proposals

iii. Spa Resurfacing Proposals

Discussion ensued regarding the resurfacing proposals, materials used, cost elements, evaluation of needs, suggestion that certain work is not needed, refurbishment process and timing, suggestion to resurface the beach pool this year, and utilizing a scope of services to solicit proposals.

The Board directed staff to work with the pool vendor to review proposals to confirm validity of the proposals.

FIFTH ORDER OF BUSINESS

Supervisor Comments

There being none the next order of business followed.

SIXTH ORDER OF BUSINESS

Audience Comments

A Resident (Lot 286) discussed unnecessarily resoliciting pool proposals, and recommendation to rely on proposers to submit a proposal.

A Resident discussed the golf course, reserves, subsidizing restaurant losses, and accounting for various budget elements.

SEVENTH ORDER OF BUSINESS

Adjournment

- *The next meeting is scheduled for Thursday, January 19, 2023, at 2:00 p.m.*

The workshop adjourned at 4:14 p.m.

Angel Montagna, Secretary

Robert Hoover, Chairman