

# Arbor Greene Community Development District

## Board of Supervisors

Steve Eckhardt- Chairman  
Matthew Dykeman Co-Vice Chairman  
Michael S. Candella, Jr. Co-Vice Chairman  
Michael V. Candella, Sr.- Supervisor  
Thomson George -Supervisor

Mark Vega, District Manager  
Amanda Uliano, District Counsel  
Tonja Stewart, District Engineer  
Jason von Merveldt, Community Manager  
Annette Alfonso, Maintenance Manager

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## Agenda

Tuesday, January 21, 2020 6:30 P.M.

1. **Call to Order**
  - A. Roll Call
2. **Public Comments on Agenda Items and Other Matters**
3. **Consent Agenda**
  - A. Approval of Minutes of December 17, 2019 Meeting
  - B. Acceptance of Financial Report
  - C. National Pollutant Discharge Elimination System “NPDES” Monthly Meeting Discussion
  - D. Motion to approve R&M Sidewalk Project with ACPLM NTE \$95,000
4. **Reports**
  - A. District Engineer’s Report
  - B. District Manager’s Report
  - C. Community Manager’s Report
    - a. Discussion and Decision Opportunities
    - b. General Updates
    - c. Events and Revenue Update
5. **Old Business, New Business and Supervisor Requests**
6. **Public Comment (Limited to 3 Minutes)**
7. **Adjournment**

### Note:

**The next Workshop is scheduled for February 13, 2020 at 6:30 P.M.**  
**The next Meeting is scheduled for February 18, 2020 at 6:30 P.M.**

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**District Office:**  
**Inframark, Infrastructure Management Services**  
2654 Cypress Ridge Boulevard, Suite 101  
Wesley Chapel, FL 33544

[www.arboregreene.com](http://www.arboregreene.com)

**Meeting Location:**  
Arbor Greene Community Center  
Gathering Room  
18000 Arbor Greene Drive  
Tampa, Florida

**MINUTES OF MEETING  
ARBOR GREENE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Arbor Greene Community Development District was held on Tuesday, December 17, 2019 at 6:31 p.m. in the Gathering Room, Arbor Greene Community Center, 18000 Arbor Greene Drive, Tampa, Florida.

Present and constituting a quorum were:

Steve Eckhardt	Chairman
Matthew Dykeman	Vice Chairman
Michael S. Candella, Jr.	Co-Vice Chairman
Michael V. Candella, Sr.	Supervisor
Thomson George	Supervisor

Also present were:

Mark Vega	Inframark Management Services
Jason von Merveldt	Community Manager
Annette Alfonso	Maintenance Manager
Resident(s)	

*The following is a summary of the discussions and actions taken, at the December 17, 2019 Arbor Greene Community Development Districts Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

**A. Roll Call**

Mr. Eckhardt called the meeting to order and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items and Other Matters**

Resident comments and questions were received.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A.** Approval of Minutes of November 19, 2019 Meeting
- B.** Acceptance of Financial Report
- C.** Approval of a New USTA 4.0 Night Team at Arbor Greene CDD
- D.** Resolution 2020-01 Distribution of Payrolls Changes

On MOTION by Mr. Eckhardt, seconded by Mr. Dykeman, with all in favor the Consent Agenda was approved. 5-0

**FOURTH ORDER OF BUSINESS**

**Reports**

**A.** District Engineer’s Report  
None.

**B.** District Manager’s Report

**a.** GBMM 2020 Hourly Report

- Mr. Vega advised the Board of the increase in Attorney fees.
- Mr. Vega discussed the ConAsset contract with the Board and the new time line given.
- Discussion ensued in regard to the roof work time frame.

On MOTION by Mr. Eckhardt, seconded by Mr. Candella, Sr., with all in favor Amending the November 19, 2019 motion for roof work from ConAsset Contractor to a vendor to be determined after the contract approval from the Attorney was approved. 5-0

**C.** Community Manager’s Report

**a.** Discussion and Decision Opportunities

**1.** Community Center Exterior Building Paint

- Mr. von Merveldt provided the Board with quotes for the Community Center exterior panting project:
  - Painters Pros estimated at \$29,040.
  - Renovia estimated at \$18,100.

On MOTION by Mr. Eckhardt, seconded by Mr. Dykeman, with all in favor Renovia was awarded the exterior painting contract for the Community Center at a cost of \$18.100. 5.0

**2.** Sidewalk Repair/ Replacement

- Mr. von Merveldt noted by January he will have more bids on the repairs.

**3.** National Pollutant Discharge Elimination System “NPDES” Monthly Meeting Discussion

- Line item for informational purposes and will be moved under the consent agenda moving forward.
- b. General Updates
- Discussion of the new flower bed was ensued.
- c. Event and Revenue Updates
- There was discussion on the use of additional swim lanes needed for the senior students.

**FIFTH ORDER OF BUSINESS**

**Old Business, New Business and  
Supervisor Requests**

None.

**SIXTH ORDER OF BUSINESS**

**Public Comment (Limited to 3 Minutes)**

None.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Eckhart, seconded by Mr. Dykeman, with all in favor, the meeting was adjourned. 5-0

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Steve Eckhardt  
Chairman