

# 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

## Agenda

Tuesday, September 15, 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 August 18, 2020 Meeting
  - B. Acceptance of Financial Report
  - C. National Pollutant Discharge Elimination System “NPDES” Monthly Meeting Discussion
4. **Reports**
  - A. **District Engineer’s Report**
  - B. **District Manager’s Report**
  - C. **Community Manager’s Report**
    - i. Discussion and Decision Opportunities
      - a. New Tampa TBAY- Swimming Program Agreement
      - b. PROtential Sports- Sports Clinic Agreement
      - c. Holiday Light Display
    - ii. General Updates
    - iii. 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 October 8, 2020 at 6:30 P.M.**  
**The next Meeting is scheduled for October 13, 2020 at 6:30 P.M.**

**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, July 21, 2020 at 6:30 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(via phone)

Also present were:

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

*The following is a summary of the discussions and actions taken, at the July 21, 2020 Arbor Greene Community Development District's 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**

None.

**THIRD ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2021**

ON MOTION by Mr. Eckhardt seconded by Mr. Candella, Jr., with all in favor, the Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2021 was opened at 6:32 p.m. 5-0

ON MOTION by Mr. Eckhardt seconded by Mr. Candella, Jr., with all in favor, the Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2021 was closed at 6:37 p.m. 5-0

**A. Resolution 2020-03 Annual Appropriations FY 2021**

On MOTION by Mr. Eckhardt seconded by Mr. Candella, Jr. with all in favor Resolution 2020-03 relating to the annual appropriations of the District and adopting the budget for the fiscal year beginning October 1, 2020, and ending September 30, 2021, and referencing the maintenance and benefit special assessments to be levied by the District for said fiscal year was adopted. 5-0

**B. Resolution 2020-04 Levy of Non-Ad Valorem Assessments**

On MOTION by Mr. Candella, Jr. seconded by Mr. Eckhardt with all in favor Resolution 2020-04 levying and imposing a non-ad valorem maintenance special assessment for fiscal year 2021 was adopted. 5.0

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of Minutes of July 21, 2020 Meeting**
- B. Acceptance of Financial Report**
- C. Fiscal Year 2021 Meeting Schedule**
- D. National Pollutant Discharge Elimination System “NPDES” Monthly Meeting Discussion**

There was an edit made to the meeting schedule that will be corrected.

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

**FIFTH ORDER OF BUSINESS**

**Reports**

- A. District Engineer’s Report**  
None.
- B. District Manager’s Report**
  - i. Discussion of Fee Schedule and Manual of Policies & Standard Operating Procedures**

Mr. Vega briefly addressed the fee scheduled and procedures.

- C. Community Manager’s Report**
  - i. Discussion and Decision Opportunities**

- Mr. von Merveldt spoke on the LED lighting previously discussed at the workshop
- Brief discussion ensued.

On MOTION by Mr. Dykeman, seconded by Mr. Candella, Jr., with all in favor, Frontier lighting was awarded for the lighting project in an amount not to exceed \$53,700, approved. 5-0

- Mr. von Merveldt discussed the trees in the community.
- He provided the Board with a proposal from Ameri-Tree Inc.
- Brief discussion ensued.

On MOTION by Mr. Eckhart, seconded by Mr. Candella, Jr., with all in favor, Ameri-Tree Inc was awarded for the tree removal project in an amount not to exceed \$20,000, approved. 5-0

- Mr. von Merveldt addressed the curb work that will be addressed once the trees are removed.

On MOTION by Mr. Dykeman, seconded by Mr. Candella, Jr., with all in favor, ACPLM to repair in an amount not to exceed \$30,000 was approved. 5-0

**ii. General Updates**

- Mr. von Merveldt provided general updates.
  - There was Board consensus for new tennis courts rates.
  - There was Board consensus for new tennis courts of opportunity.

**iii. Events and Revenue Update**

None

**SIXTH ORDER OF BUSINESS**

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

Question regarding the installation of the fans on tennis courts arose.

**SEVENTH ORDER OF BUSINESS**

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

Audience comments received.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

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