

# Arbor Greene Community Development District

## Board of Supervisors

Steve Eckhardt- Chairman  
 Michael S. Candella, Jr. Vice Chairman  
 Scott Derby. Supervisor  
 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, July 20, 2021 6:30 P.M.

1. **Call to Order**
  - A. **Roll Call**
2. **Public Comments (Limited to 3 Minutes)**
3. **Consent Agenda**
  - A. Approval of Minutes of June 15, 2021 Meeting- Page # 2
  - B. Acceptance of Financial Report
  - C. National Pollutant Discharge Elimination System “NPDES” Monthly Meeting Discussion
  - D. Resolution 2021-04, Removing Alan Baldwin as Treasurer-Page #5
4. **Reports**
  - A. **District Engineer’s Report**
  - B. **District Manager’s Report**
  - C. **Community Manager’s Report**
    - i. Discussion and Decision Opportunities
      - a. Additional Sidewalk Locations
      - b. Pickleball Courts
      - c. Tennis Court Resurfacing
    - ii. General Updates
    - iii. Events and Revenue Update
5. **Old Business, New Business and Supervisor Requests**
6. **Adjournment**

**Note: The next Workshop is scheduled for August 12, 2021 at 6:30 P.M.**  
**The next Meeting is scheduled for August 17, 2021 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, June 15, 2021 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
Michael S. Candella, Jr.	Assistant Secretary
Michael V. Candella, Sr.	Assistant Secretary
Thomson George	Assistant Secretary(via phone)
Scott Derby	Assistant Secretary

Also present were:

Mark Vega	District Manager
Jason von Merveldt	Community Manager (via phone)
Annette Alfonso	Assistant Community Manager
Robert Dvorak	District Engineer
Resident(s)	

*The following is a summary of the discussions and actions taken, at the June 15, 2021 Arbor Greene Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

**A. Roll Call**

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

On MOTION by Mr. Candella, Jr seconded by Mr. Eckhardt., with all in favor, Mr. Thomas George was authorized to join the meeting via phone and vote 4-0

**SECOND ORDER OF BUSINESS**

**Public Comments (Limited to 3 minutes)**

There being none, next item followed.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of Minutes of May 20, 2021 Meeting**
- B. Acceptance of the Financial Report**
- C. National Pollutant Discharge Elimination System “NPDES” Monthly Meeting Discussion**

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

**FOURTH ORDER OF BUSINESS**

**Reports**

**A. District Engineer’s Report**

- Mr. Vega noted the curb work and bush replacement.
- Ms. Alfonso noted the curbing is not yet complete.
- Brief discussion ensued.

**B. District Manager’s Report**

- Mr. Vega pointed out when Ms. Alfonso was notified her spending limit was not changed and asked the Board to consider an increase.

On MOTION by Mr. Eckhardt, seconded by Mr. Candella, Sr, with all in favor, Ms. Annette Alfonso’s spending limit of \$8,000 was approved. 5-0

- There was discussion and concerns on the amount of time taken for landscaping.
- Mr. Vega noted the landscape company is struggling with manpower like many other companies.

**C. Community Manager’s Report**

**i. Discussion and Decision Opportunities**

- Ms. Alfonso provided updates regarding the trees within the Community.

**ii. General Updates**

- Ms. Alfonso provided general updates.

**iii. Events and Revenue Update**

- Events and revenue updates were provided.

**FIFTH ORDER OF BUSINESS**

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

- There being none, next item followed.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary

**RESOLUTION 2021-04**

**A RESOLUTION REMOVING ALAN BALDWIN AS  
TREASURER AND APPOINTING TRUMAINE EASY AS  
TREASURER OF THE ARBOR GREENE COMMUNITY  
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Arbor Greene Community Development District desire to remove Alan Baldwin as Treasurer and appoint Trumaine Easy as Treasurer;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE ARBOR GREENE  
COMMUNITY DEVELOPMENT DISTRICT:**

1. Trumaine Easy is appointed Treasurer.

Adopted this 20<sup>th</sup> day of July, 2021.

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Chairman

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Mark Vega  
Secretary