

# Arbor Greene Community Development District

## Board of Supervisors

Steve Eckhardt, Chairman  
Michael S. Candella, Vice Chairman  
Scott Derby, Supervisor  
Michael V. Candella, Supervisor  
Thomson George, Supervisor

Mark Vega, District Manager  
Amanda Uliano, District Counsel  
Robert Dvorak, District Engineer  
Jason von Merveldt, Community Manager  
Annette Alfonso, Assistant Community Manager

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## Agenda

Tuesday, November 16, 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 the October 19, 2021 Meeting Minutes (Page 2)
- B. Acceptance of October 2021 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. Additional Sidewalk – Arbor Wind to Devonshire (Page 5)
    - b. Crosswalk and Stop Bar Striping
  - 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 Thursday, December 16, 2021 at 6:30 p.m.**

**The next Meeting is scheduled for Tuesday, December 21, 2021 at 6:30 p.m**

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#### District Office:

**Inframark,**  
2654 Cypress Ridge Boulevard, Suite 101  
Wesley Chapel, Florida 33544  
813-991-1116

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

#### Meeting Location:

Arbor Greene Community Center  
Gathering Room  
18000 Arbor Greene Drive  
Tampa, Florida 33647  
813-991-9226

**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, October 19, 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	Vice Chairman (Via Telephone)
Michael V. Candella	Supervisor
Thomson George	Supervisor
Scott Derby	Supervisor

Also present were:

Mark Vega	District Manager
Jason von Merveldt	Community Manager
Annette Alfonso	Assistant Community Manager

*The following is a summary of the discussions and actions taken.*

**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. Eckhardt, seconded by Mr. Michael V. Candella, with all in favor, allowing Mr. Michael S. Candella to participate by telephone was approved.

**SECOND ORDER OF BUSINESS** **Public Comments (Limited to 3 Minutes)**

Several residents commented on tennis.

**THIRD ORDER OF BUSINESS** **Consent Agenda**

**A. Approval of the September 21, 2021 Meeting Minutes**

A correction was made to the minutes.

**B. Acceptance of September 2021 Financial Report**

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

On MOTION by Mr. Eckhardt, seconded by Mr. Michael V. Candella, with all in favor the consent agenda was approved as amended.

**FOURTH ORDER OF BUSINESS****Reports****A. District Engineer's Report**

There being none, the next item followed.

**B. District Manager's Report****i. Audit Committee Selection Process****• Appointment of Committee Members**

There was Board consensus for the CDD Board to serve as the Audit Committee.

**• Establishment of RFP Evaluation Criteria**

There was Board consensus to adopt the evaluation criteria as presented.

**• Authorization to Proceed with RFP**

On MOTION by Mr. Michael V. Candella, seconded by Mr. Eckhardt, with all in favor, the Board authorized the District Manager to proceed with the audit RFP process.

**ii. Motion to Assign Fund Balance**

On MOTION by Mr. Eckhardt, seconded by Mr. Michael V. Candella, with all in favor, the fund balance was assigned as presented.

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

Discussion ensued.

**a. Tennis Concessionaire Agreements**

On MOTION by Mr. Michael V. Candella, seconded by Mr. Eckhardt, with all in favor, the agreements with both tennis concessionaires, Ms. Julie Vazquez and Mr. Peter Chow, were renewed and the courts for Ms. Vazquez will receive a second court to be determined by the community manager and assistant community manager per the reported data.

**b. 4-Way Crosswalk in Front of the Community Center**

On MOTION by Mr. Eckhardt, seconded by Mr. Michael S. Candella, with all in favor, the proposal from ACPLM for the 4-way crosswalk was approved at a cost not to exceed \$40,000.

**ii. General Updates**

The Zumba instructor has indicated she will be leaving and will provide a 30-day notice.

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**iii. Events and Revenue Update**

This was discussed during the workshop.

**FIFTH ORDER OF BUSINESS**

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

The Board complimented District staff for the work they have performed.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Eckhardt, seconded by Mr. Michael V. Candella, with all in favor, the meeting was adjourned at 7:09 pm.
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Mark Vega  
Secretary

**Alto Construction Co., Inc.**  
**Bid Breakdown**

**Job: Arbor Greene CDD - Devonshire Sidewalk**  
**1040 LF - 4160 SF**

	<u>Quantity</u>	<u>UBP</u>	<u>Bid</u>
<b>EarthWork (Base Crew)</b>			
Excavation Area 1	26 cy	4.81 cy	123.64
<b>Labor Only (crew days)</b>			
# of days (Demo Crew)	3 day(s)	3,360.00 day	8,400.00
<b>Other</b>			
<b>Earthwork</b>			
Haul-off Excess material	34 cy	16.25 cy	552.50
<b>Asphalt, Base &amp; Paving</b>			
Mobilization	1 ls	1,140.00 ls	1,140.00
Mini Excavator	3 dy	520.00 dy	1,560.00
<b>Concrete</b>			
Sidewalk Installation	4,160 lf	4.55 lf	18,928.00
<b>Total</b>			<u>30,704.14</u>

**Exclusions: permits, fees, testing, surveying & staking, landscaping, irrigation**

**Note:**