

# 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, September 20, 2022 6:30 p.m.

1. **Call to Order**
  - A. Roll Call
2. **Public Comments (Limited to 3 Minutes)**
3. **Consent Agenda**
  - A. Acceptance of August 17, 2022 Meeting Minutes
  - B. Acceptance of August 31, 2022 Financial Report
  - C. National Pollutant Discharge Elimination System “NPDES” Monthly Meeting Discussion
  - D. TBAY Concessionaire Agreement
  - E. Florida Highway Patrol Agreement
4. **Reports**
  - A. District Engineer’s Report
  - B. District Manager’s Report
  - C. Community Manager’s Report
    - i. Discussion and Decision Opportunities
      - a. PROtentia Sports Concessionaire Agreement
      - b. Pickleball Court Policies and Procedures
    - 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, October 13, 2022 at 6:30 p.m.**

**The next Meeting is scheduled for Tuesday, October 18, 2022 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, August 16, 2022 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
Michael V. Candella	Supervisor
Thomson George	Supervisor
Scott Derby	Supervisor

Also present were:

Bob Nanni	Inframark
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. Nanni called the meeting to order, and a quorum was established.

On MOTION by Mr. Michael V. Candella, seconded by Mr. Derby, with all in favor, Mr. George were authorized to attend the meeting and vote via telephone. 3-0

**SECOND ORDER OF BUSINESS**

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

None.

Meeting suspended for Public Hearing.

**THIRD ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2023**

On MOTION by Mr. Michael V. Candella seconded by Mr. Eckhardt, with all in favor, the Public Hearing was opened. 4-0

No audience comments.

On MOTION by Mr. Derby seconded by Mr. Eckhardt, with all in favor, the Public Hearing was closed. 4-0

The Board briefly discussed approving 2023 budget as is.

Regular meeting reconvened.

**A. Resolution 2022-05, Adopting Fiscal Year 2022/2023 Final Budget**

On MOTION by Mr. Eckhardt seconded by Mr. Michael V. Candella, with all in favor, Resolution 2022-05, Adopting Fiscal Year 2022/2023 Final Budget was adopted. 4-0

**B. Resolution 2022-06, Levying Fiscal Year 2022/2023 Assessments**

On MOTION by Mr. Eckhardt seconded by Mr. Michael V. Candella, with all in favor, Resolution 2022-06, Levying Fiscal Year 2022/2023 Assessments was adopted. 4-0

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Acceptance of July 31, 2022 Financial Report**
- B. National Pollutant Discharge Elimination System “NPDES” Monthly Meeting Discussion**
- C. Acceptance of the Fiscal Year 2023 Meeting Schedule**
- D. JOY Thru Fitness Concessionaire Agreement**
- E. 16th Connection Vending Machine Agreement**
- F. Holiday Lighting Display – Events Done Bright**

On MOTION by Mr. Derby, seconded by Mr. Michael V. Candella, with all in favor the consent agenda was approved. 4-0

**FIFTH ORDER OF BUSINESS**

**Reports**

**A. District Engineer’s Report**

None.

**B. District Manager’s Report**

None.

**C. Community Manager’s Report**

**i. Discussion and Decision Opportunities**

**a. Property-Wide Streetside Oak Tree Trimming**

On MOTION by Mr. Michael V. Candella seconded by Mr. Derby, with all in favor, the Wide Streetside Oak Tree Trimming with CJ’s was approved. 4-0

86 Discussion ensued regarding the fountain repair.

87 **ii. General Updates**

88 This item was discussed at the workshop.

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90 **iii. Events and Revenue Update**

91 This item was discussed at the workshop.

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93 **SIXTH ORDER OF BUSINESS**

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

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95 None.

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97 **SEVENTH ORDER OF BUSINESS**

**Adjournment**

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99 On MOTION by Mr. Eckhardt seconded by Mr. George, with all in  
100 favor, the meeting was adjourned. 4-0

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Mark Vega  
Secretary