

# Arbor Greene Community Development District

## Board of Supervisors

Steve Eckhardt, Chairman  
Michael S. Candella, Vice Chairman  
Michael V. Candella, Supervisor  
Matt Dykeman, Supervisor  
Sue Waldman, 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, March 19, 2024 6:30 p.m.

1. **Call to Order**
  - A. Roll Call
2. **Public Comments (Limited to 3 Minutes)**
3. **Consent Agenda**
  - A. Acceptance of Minutes of the February 20, 2024 Meeting
  - B. Acceptance of February 2024 Financial Report
  - C. Consideration of Resolution 2024-01, General Election 2024
  - D. 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
    - 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, April 11, 2024 at 6:30 p.m.**

**The next Meeting is scheduled for Tuesday, April 16, 2024 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, February 20, 2024 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
Matt Dykeman	Supervisor
Sue Waldman	Supervisor

Also present were:

Mark Vega	District Manager
Jason von Merveldt	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, to have Mr. Dykeman join via telephone was approved. 4-0

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

None.

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

- A. Acceptance of January 2024 Financial Report**
- B. Acceptance of Crosscreek Environmental Contract for Stormwater Pond Maintenance**
- 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. 5-0

**FOURTH ORDER OF BUSINESS** **Reports**

**A. District Engineer’s Report**

None.

**B. District Manager’s Report**

Mr. Vega provided the Board with the State’s new ethics training requirement.

**C. Community Manager’s Report**

**i. Discussion and Decision Opportunities**

Discussion ensued with Board and there was a consensus to have a public hearing during the August meeting in order to update the fee schedule 1.

**ii. General Updates**

This item was discussed at the workshop.

**iii. Events and Revenue Update**

This item was discussed at the workshop.

**FIFTH ORDER OF BUSINESS**

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

None.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Eckhardt seconded by Mr. Michael S. Candella, with all in favor, the meeting was adjourned at 6:57 p.m.  
5-0

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Mark Vega  
Secretary

**RESOLUTION 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBOR GREENE COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT’S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT’S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.**

**WHEREAS**, the Arbor Greene Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, the Board of Supervisors of Arbor Greene Community Development District (hereinafter the “Board”) seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Hillsborough Supervisor of Elections (the “Supervisor”) to conduct the District’s General Elections.

**WHEREAS**, the Supervisor has requested the District adopt a resolution confirming the District’s use of the Supervisor for the purpose of conducting the District’s future supervisor elections in conjunction with the General Election; and

**WHEREAS**, the District desires to continue to use the Supervisor for the purpose of conducting the District’s supervisor elections in conjunction with the General Election.

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

**Section 1.** The Board is currently made up of the following individuals: Michael V. Candella Sr.; Thomson George; Scott Derby; Steven Eckhardt; Michael S. Candella Jr.

**Section 2.** The term of office for each member of the Board is as follows:

Seat #1	Supervisor Michael V. Candella	Term 4 years	Expires 11/2026
Seat #2	Supervisor Matt Dykeman	Term 4 years	Expires 11/2026
Seat #3	Supervisor Scott Derby	Term 4 years	Expires 11/2024
Seat #4	Supervisor Steven Eckhardt	Term 4 years	Expires 11/2024
Seat #5	Supervisor Michael S. Candella	Term 4 years	Expires 11/2024

**Section 3.** Seat 3, currently held by Scott Derby, Seat 4, currently held by Steven Eckhardt, and Seat 5, currently held by Michael S. Candella Sr. are scheduled for the General Election in November 2024.

**Section 4.** Pursuant to Section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

**Section 5.** The term of office for the individuals to be elected to the Board in the November 2024 General Election is four years.

**Section 6.** The new Board members shall assume office on the second Tuesday following their election.

**Section 7.** The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**PASSED AND ADOPTED THIS 19TH DAY OF MARCH 2024.**

**ATTEST:**

**ARBOR GREENE COMMUNITY  
DEVELOPMENT DISTRICT**

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Mark Vega  
Secretary

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Steven Eckhardt  
Chairman