Arbor Greene
Community Development District

Board of Supervisors
Steve Eckhardt, Chairman
Michael S. Candella, Vice Chairperson
Michael V. Candella, Assistant Secretary
Matt Dykeman, Assistant Secretary
Sue Waldman, Assistant Secretary

District Staff
Mark Vega & Alize Aninipot, District Manager
Kathryn "KC" Hopkinson, District Counsel
Robert Dvorak, District Engineer
Jason von Merveldt, Community Manager
Annette Alfonso, Assistant Community Manager
Nate Montagna, Inframark Maintenance Supervisor
Fernand Thomas, District Accountant
Diana Kapatsyna, District Admin

Regular Meeting Agenda

Tuesday, October 20, 2026, at 6:30 p.m.

The Regular Meeting of the **Arbor Greene Community Development District** will be held on **October 20, 2026, at 6:30 p.m. at the Arbor Greene Community Center, Gathering Room, 18000 Arbor Greene Drive, Tampa, Florida 33647.**

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS**

   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
3. **CONSENT AGENDA**

   A. Consideration of Minutes from the Meeting held September 15, 2026

   B. Consideration of September 2026 Financial Statements

   C. Consideration of October 2026 Snapshot
4. **STAFF REPORTS**

   A. District Counsel

   B. District Engineer

   C. District Manager

   D. Community Manager

   E. Event Manager
5. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
6. **ADJOURNMENT**

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, September 15, 2026, 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 presents were:

Mark Vega	District Manager
Jason von Merveldt	Community Manager
Rylee Cook	Event Manager

Audience

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.

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

There were no audience comments.

THIRD ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Minutes from the Meeting held June 16, 2026

B. Consideration of June 2026 Financial Statements

C. Consideration of July 2026 Financial Snapshot

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

FOURTH ORDER OF BUSINESS **Staff Report**

A. District Counsel

Mr. Eckhardt requested the status of the check from Verizon.

B. District Engineer

No report.

C. District Manager

Mr. Vega stated that a budget amendment may be needed in November.

D. Community Manager

On MOTION by Mr. Eckhardt, seconded by Mr. S. Candella, with all in favor, the Board approved the Credit Card request for Rylee Cook with a $5,000.00 limit. 5-0

F. Event Manager

No report.

FIFTH ORDER OF BUSINESS **Supervisor Requests**

There were no requests.

SIXTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Eckhardt, seconded by Mr. Dykeman, with all in favor, the meeting was adjourned at 6:41 p.m. 5-0

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Mark Vega
Secretary