

Arlington Ridge Community Development District

Board of Supervisors

Bill Middlemiss, Chair
Claire Murphy, Vice-Chair
Stephen Braun, Assistant Secretary
Robert Hoover, Assistant Secretary
James Piersall, Assistant Secretary

Staff:

Angel Montagna, District Manager
Jennifer Kilinski, District Counsel
David Hamstra, District Engineer
Brett Perez, Area Field Director
Jackeline Garcia, Resident Services
Robert Sardinas, Facilities Manager
Frank Bruno, General Manager

Meeting Agenda **** Revised FINAL ****

Thursday November 17, 2022 – 2:00 p.m.

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
4. **Hearing on Consideration of Reinstatement of Amenity Privileges**
5. **Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Action Item List.....Page 6
 - ii. **Holiday Lighting Recommendations**Page 10
 - iii. Discussion of the Billboard
 - a. Proposal for Removal (*under separate cover*)
 - iv. Discussion of Events, Clubs, Committees, and Indigo
 - a. Room Reservation RequestPage 20
 - b. Fairfax Hall Rental Form, Non-ResidentPage 22
 - c. Fairfax Hall Rental Form, ResidentPage 26
 - d. Proposed Changes to Amenity PolicyPage 30
 - e. Recreational Facilities Use PoliciesPage 32
 - f. Billy Casper Golf Agreement.....Page 64
 - g. Billy Casper, Amendment 1Page 95
 - h. Billy Casper, Amendment 2Page 98
 - v. Report from Sales Center Committee
 - vi. Surplus Items from Sales CenterPage 103
 - vii. **Audit Engagement Letter from Berger Toombs et al.**Page 108
 - D. Field Manager
 - i. Monthly ReportPage 121
 - ii. Landscape Proposals
 - a. Floralawn Tree Injection ProposalPage 146
 - b. Floralawn #3953 Tree Trimming over TrailerPage 152
 - c. Floralawn #3954 Damaged Pine Tree RemovalPage 158
 - d. Floralawn #3979 Tree RemovalPage 164
 - e. BrightView #468130 Remove Southern Pine TreesPage 168
 - f. Floralawn #4239, Freeze ClothPage 172
 - iii. Pool Proposals (Capital Project Proposals)
 - a. Classic-Marcite Inc. Pool Resurfacing.....Page 175
 - b. Big Z Pool Service #3299 for Pool ResurfacingPage 177
 - c. Big Z Pool Service #3300 for Spa ResurfacingPage 183
 - d. Big Z Pool Service #3298, Zero Entry Beach Pool Resurfacing ..Page 188

District Office:

Inframark

313 Campus Street, Celebration, FL 34747
407-566-1935
www.ArlingtonRidgeCDD.org

Meeting Location:

Fairfax Hall

4475 Arlington Ridge Blvd., Leesburg FL 34748
Participate remotely: Zoom <https://zoom.us/j/3797970647>
OR dial 415-762-9988 or 646 568-7788, ID 3797970647

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e.	Big Z Pool Service #3313, Zero Entry Beach Pool Pump	Page 194
f.	Big Z Pool Service #3314, Lap Pool Pump	Page 197
g.	Big Z Pool Service #3315, Pool Filter Grids Proposal.....	Page 200
h.	Big Z Pool Service #3316, Pool Filter Grids Proposal	Page 202
E.	General Manager: Golf, Food & Beverage.....	Page 204
i.	Restaurant/Bar Furniture Proposals	Page 207
6.	Business Items	
A.	Allied Universal Security Rate Increase Proposal.....	Page 215
B.	Ratification of the Fiscal Year 2021 Audit	Page 219
7.	Consent Agenda	
A.	Minutes from the Workshop and Regular Meetings on October 20, 2022	Page 260
B.	Financial Statements	Page 276
C.	Invoices and Check Register	Page 307
8.	Public Hearing for Adopting Amended and Restated Rules of Procedure and Amended Rates, Fees, and Charges	
A.	Rules of Procedure and Amended Rates, Fees, and Charges	Page 318
B.	Public Comments	
C.	Consideration of Resolution 2023-03	Page 383
9.	Other Business	
A.	Consideration of Suspension of Amenity Facility Privileges	
10.	Supervisor Requests	
11.	Audience Comments – Three- (3) Minute Time Limit	
12.	Adjournment	

The next meeting is scheduled for Thursday, December 15, 2022

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