



# *Arlington Ridge Community Development District*

**April 16, 2026**

**Agenda Package**

**Remote Participation:**

**Zoom:**

**<https://us06web.zoom.us/j/89705015015>**

**Meeting ID: 897 0501 5015**

313 Campus Street  
Celebration, Florida 34747

## **CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# Agenda

# Arlington Ridge Community Development District

## Board of Supervisors

Robert Hoover, Chairperson  
Ted Kostich, Vice Chairperson  
Jerry Gianoutsos, Assistant Secretary  
Dominic Setaro, Assistant Secretary  
Walter Kolodziey, Assistant Secretary

## Staff:

Lee Graffius, District Manager / Community Director  
Jennifer Goldyn, Regional Director  
Patrick Collins, District Counsel  
Meredith Hammock, District Counsel  
David Hamstra, District Engineer  
Kiel Alderink, Golf Course/F&B General Manager  
Jennifer Stewart, District Accountant  
Tabitha Blackwelder, Administrative Assistant

## Meeting Agenda

Thursday, April 16, 2026 – 2:00 p.m.

### Public Conduct Notice:

Public comments are allowed at specific times during the meeting, with each speaker limited to three minutes, subject to the Presiding Officer’s discretion. Disorderly conduct, including personal attacks, is prohibited. The Presiding Officer and District Manager may remove any speaker who violates decorum policies. Board Supervisors and District staff will not respond to questions during the public comment period.

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Audience Comments on Agenda Items – Three (3) Minute Time Limit**
4. **Staff Reports**
  - A. District Accountant .....Page 6
  - B. District Counsel
  - C. District Engineer
    - i. Consideration of White Plains Way crosswalk Project
  - D. Yellowstone: Regular Report ..... Page 10
  - E. Landscapes Golf Management: Regular Report ..... Page 12
  - F. District Manager / Community Director: Regular Report ..... Page 19
5. **Business Items**
  - A. Consideration of the MOU with Manor Oaks Developer
  - B. Discussion / Amendment Consideration on F&B Funding / Financial Update on Golf Course
  - C. Consideration of Sidewalk Grinding and Slab Replacement .....Page 22
  - D. Consideration of Amendment to Jurin Agreement (per vendor request)
6. **Consent Agenda**
  - A. Minutes: March 19, 2026, Regular Meeting ..... Page 28
  - B. Minutes: March 19, 2026, Budget Workshop ..... Page 37
7. **Supervisor Request & Comments**
8. **Audience Comments – Three (3) Minute Time Limit**
9. **Adjournment**

*The next meeting is scheduled for Thursday, May 21, 2026, at 2:00 p.m.*

# **Section 4**

## **Staff Reports**

# **Subsection 4A**

## **District Accountant Financial Statement Snapshot 04.08.2026**

# ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

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## Financial Snapshot April 8, 2026

- **Current Cash Balances:**
  - Valley National Bank Operating: \$1,030,534.57
  - BankUnited MM: \$2,804.70 (minimum to keep account open is \$2,500)
  - Valley National Bank Reserve: \$1,790,283.74
- **Assessment collections:**
  - We received a tax distribution of \$29,641.68 on 3/31/26
  - We are 95% fully collected on the tax roll
- **IRS Update:**
  - We received correspondence from Stephen Bloom that he spoke with our IRS agent regarding an update on 3/18/26. They are currently still processing our requests. We are working to get online access to be able to view the status.
- **Due from Golf/Restaurant:**
  - Due form Restaurant: \$176,028.98
    - This amount was increased by the \$107,028.98 that was wired to the Restaurant on 3/31/26 for April Funding
  - Accounts Receivable – Food and Beverage March Cash Funding \$105,495.00
- **Due from Reserve:**
  - \$146,222.98 for the 50% deposit for the Pump Station Irrigation Repair. We will move these funds once the balance due is paid to reimburse the general fund.
- **Audit – FY 2025:**
  - Natasha and Stephen Bloom have imported the FY2025 golf and restaurant financials into our accounting software to be able to provide the auditor with the combined reports.
  - All other preliminary audit files have been provided to Grau – our new audit firm
  - Troon's reports have been provided to Grau as well
- **Expenses:**
  - Current expenses make up 46% of the annual budget through the end of March 2026  
Total expenses for the first 5 months are approximately \$1,085,000. This figure may change as we finalize the March financials

# **Subsection 4B**

## **District Counsel**

# **Subsection 4C**

## **District Engineer**

## **Subsection 4D**

# **Yellowstone Regular Report**



**Date :** MARCH 7 - 2026

**Property :** Arlington Ridge CDD

**Senior Account Manager :** Alberto Torres

**Business Development Manager** Michael Wilding

### **Maintenance Activities**

- Mowing of the Common Areas completed.
- Trim and detail shrubs beds at community entrance, blvd and Town Center
- Perform weekly detail to all Annual beds at community entrance
- Pruning of all shrubs is continuous during weekly visits.
- Continue treating visible fire ant mounds throughout property as needed
- continue spraying for weeds around the property
- Pool detail was completed on March 3-2026
- Annuals for the spring season will be installed by April 10- 2026

### **Mowing Activities**

- Perform weekly mowing and string trimming of roadways and entrances to the community
- Perform weekly mowing service on all Zoysia/St Augustine along Arlington Ridge Blvd and Heritage trail
- Summer mowing schedule begins on April 6th
- Identified Drain Areas have been string trimmed and cleared.

### **Irrigation Activities**

- Irrigation Inspection for March 2026 was completed
- Irrigation proposal for the repairs we will send it this week

### **Fertilization and Pest Control Activities**

- Turf Application was completed for weed control and fertilizer

## **Subsection 4E**

# **Landscape Golf Management Regular Report**

## **Arlington Ridge – March Board Update**

### **Financial Operations**

A significant milestone this month: we are officially caught up on financials, giving us a clear and accurate picture of where we stand across all departments. This visibility is valuable as we move into the busier spring and summer season.

### **Golf Operations**

Golf continues to exceed expectations. Rounds, revenue, and outside activity are all trending in the right direction, and momentum continues to build. Our marketing efforts are generating real results, with increased outside play and outing bookings contributing to stronger performance year-over-year.

**March 2025: Rounds - 4491**

**March 2026: Rounds - 4872**

**March 2025: \$95,079.73**

**March 2026: \$114,828.94**

**Golf made a profit of \$74k in March. (This number may be slightly different as we are finishing financials right now. It will be very close though)**

Merchandise continues to perform well, reflecting strong engagement in the golf shop.

Regarding the Golf Professional position — we have decided to put that on hold until the other side of summer. I am planning to promote Sam and Eli. Sam to Assistant Golf Professional and Eli to Pro Shop Manager. These 2 men have done a tremendous job and will only continue to grow and I want to nurture them to be a part of ARGC for a long time.

### **Food & Beverage**

March F&B revenue came in at \$121,000, which is great to see the volume. F&B came in a little below budget again. We have identified inefficiencies in staffing structure and labor hours that we are actively working through.

We will have a full plan in place for summer hours and optimized scheduling by month's end. We are confident these adjustments will allow the increased revenue to translate into stronger bottom-line results.

More importantly, the qualitative indicators are encouraging. Our team is the strongest it has been, ticket times are the best we have recorded, and member and guest complaints were at their lowest since I joined the property. We will continue to improve this operation month by month!

### **Marketing**

Our social media presence continues to grow, and we have been seeing awesome results outside the gates. We have launched dedicated campaigns specifically for the Chesapeake Bay Grille and are expanding our delivery reach by listing on DoorDash and GrubHub. This gives us a new revenue channel and introduces the restaurant to a broader audience in the surrounding community.

## **Agronomy**

Course conditions remain strong, and we continue to receive consistent praise for the quality of our greens. The transition to Bermuda is underway, and recent rainfall has been a welcome assist.

Our superintendent Shane has prepared the following update on the summer agronomy plan:

*"I have been getting a lot of questions about the plan for the golf course this summer. First, the type of Bermuda grass we are growing here cannot be seeded. Our Bermuda grass spreads by rhizomes (underground) and stolons (above ground) stems. These stems have nodes on them, which will form roots.*

*We will be cutting these stems using two pieces of equipment. You will see our slicer operating on a regular basis around the golf course. The slicer cuts the stems — each time a stem is cut, we go from one growing point to three growing points, increasing the Bermuda's ability to spread. We will also be using our Wiedenmann sweeper, which has verticut blades, to rip stolons from areas that have good grass and plant them in areas that have little to no Bermuda.*

*We will be fertilizing the golf course the week of April 20th, applying 3 pounds of Nitrogen per 1,000 square feet to the tees, fairways, and rough. This product is a 180-day slow-release fertilizer. We will also spray quick-release fertilizer every couple of weeks to areas that need to recover — we have already started this process.*

*The third and fourth weeks of May, we will aerify the golf course with a tractor-mounted aerifier. This process will relieve compaction and help the Bermuda recover. We will be doing this while you are playing, so please be patient with us.*

*Greens aerification will be done on June 1st and 2nd. We will close 9 holes per day for aerification and topdressing sand.*

*We also have a bunker renovation project scheduled for August. We will be replacing all the sand in the bunkers, checking drainage, and sodding around all bunkers. We are purchasing G-angle sand, which firms up nicely and makes it easier to play out of — your bunker games should all improve!*

*We are looking forward to a productive summer and, with a little help from Mother Nature, I believe the golf course will make great progress on the road to recovery."*

## **Outlook**

March was a strong month across the board. Golf is thriving, F&B is showing real operational maturity, and the course is positioned well heading into the growing season. With financial clarity now restored, a summer plan in place, and marketing efforts gaining traction, we are well set up for a strong Q2.

# **Subsection 4E**

## **March 2026 Cashflow Forecast - Golf**

## Golf

	<i>Current Est.</i>								<b>2026 Budget</b>	
	<i>Through March</i>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>August</b>	<b>September</b>	<b>Total</b>	<b>(LGM)</b>	
<b>Operating Revenue</b>	\$ 889,508	\$ 162,311	\$ 112,221	\$ 105,146	\$ 98,170	\$ 96,867	\$ 102,832	\$ 1,567,055	\$ 1,539,085	
<b>Cost of Goods</b>	\$ 42,198	\$ 7,480	\$ 5,440	\$ 5,440	\$ 5,780	\$ 6,750	\$ 7,875	\$ 80,963	\$ 84,400	
<b>Operating Expenses</b>	\$ 740,000	\$ 109,643	\$ 133,891	\$ 102,460	\$ 104,213	\$ 102,420	\$ 127,989	\$ 1,420,617	\$ 1,460,578	
<b>EBITDA</b>	\$ 107,310	\$ 45,187	\$ (27,111)	\$ (2,754)	\$ (11,823)	\$ (12,302)	\$ (33,032)	\$ 65,475	\$ (5,893)	
<b>Prior Period Adjustment (Cash Based)</b>	\$ (46,750)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (46,750)	\$ -	
<b>Leases</b>	\$ (42,544)	\$ (8,465)	\$ (8,486)	\$ (8,507)	\$ (8,529)	\$ (8,550)	\$ (8,571)	\$ (93,652)	\$ (89,577)	
<b>Troon Cash Burn</b>	\$ (45,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (45,000)	\$ -	
<b>Net Operating Income</b>	\$ (26,984)	\$ 36,722	\$ (35,597)	\$ (11,261)	\$ (20,351)	\$ (20,852)	\$ (41,603)	\$ (119,926)	\$ (95,471)	

# **Subsection 4E**

## **March 2026 Cashflow Forecast – F&B**

## F&B

	<i>Current Est.</i>								<b>2026 Budget</b>	
	<i>Through March</i>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>August</b>	<b>September</b>	<b>Total</b>	<b>(LGM)</b>	
<b>Operating Revenue</b>	\$ 615,824	\$ 105,027	\$ 84,411	\$ 72,170	\$ 72,836	\$ 66,912	\$ 70,153	\$ <b>1,087,333</b>	\$ <b>1,077,297</b>	
<b>Cost of Goods</b>	\$ 221,334	\$ 37,626	\$ 30,322	\$ 26,175	\$ 26,477	\$ 24,314	\$ 25,495	\$ <b>391,744</b>	\$ <b>386,190</b>	
<b>Operating Expenses</b>	\$ 490,705	\$ 76,070	\$ 75,253	\$ 66,399	\$ 67,635	\$ 66,090	\$ 73,786	\$ <b>915,940</b>	\$ <b>885,630</b>	
<b>EBITDA</b>	\$ (96,215)	\$ (8,670)	\$ (21,164)	\$ (20,404)	\$ (21,276)	\$ (23,493)	\$ (29,129)	\$ <b>(220,351)</b>	\$ <b>(194,523)</b>	
<b>Prior Period Adjustment (Cash Based)</b>	\$ (15,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ <b>(15,000)</b>	\$ -	
<b>Leases</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Troon Cash Burn</b>	\$ (20,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ <b>(20,000)</b>	\$ -	
<b>Net Operating Income</b>	\$ (131,215)	\$ (8,670)	\$ (21,164)	\$ (20,404)	\$ (21,276)	\$ (23,493)	\$ (29,129)	\$ <b>(255,351)</b>	\$ <b>(194,523)</b>	

## **Subsection 4F**

# **District Manager/ Community Director: Regular Report**



## **Arlington Ridge Community Development District**

c/o Inframark Management Services | 313 Campus Street | Celebration, FL 34747

# **District Manager/Community Director Report April 2026**

### **Lexington Spa**

The pools are scheduled to be closed on May 5. As of writing, the first pump was due to arrive the week of April 6<sup>th</sup> and to be installed. The lap pool pump and controller are still on order from the manufacturer.

### **Activities Scheduling**

The board has stated they wish the library to remain as is, and no cards may be scheduled in the library. Residents involved in this discussion have requested a ceiling fan be installed in the card room to assist with the heat from 20+ people being in a small room and no separate adjustment to the AC can be made.

Staff have made observations of the number of participants in BRAC for Samba on the following dates: 3/20 - 8 participants, 3/26 - 14 participants, 3/27 - 8 participants, 4/2 - 7 participants and 4/3 - 8 participants.

Staff have made the following observations on the number of participants for Euchre in the St. Charles card room on the following dates: 3/20 - 30 participants, 3/27 - 20 participants, 4/3 - 22 participants.

Staff is asking the Board if they wish to give direction to require the Samba group relocate to the St. Charles Card Room and the Euchre group to relocate to BRAC given the number of participants related to room size.

Staff also wish to discuss details about creating a lottery system for the scheduling of activities each year in September.

### **BRAC**

The Board requested an estimate for budgeting regarding renovation to the BRAC building. An estimate of \$50K has been provided by a contractor for the remodeling of the four small card rooms into one room with a door on the right wing of the building. If the main card room were to be changed over to vinyl planking during the renovation it would add an estimated amount of \$12K to the price. Additionally, two options to remove the small card room and bumper pool room and create one room on the left side where the table tennis is located were estimated between \$18-\$29K. The small card room on that side would remain.

### **Fairfax Hall Reservation**

A management company has contacted the District to consider using our hall and possibly a few other rooms to have their annual tradeshow for their HOA clients and their team. This would include using the restaurant for both breakfast and lunch but may require the use of the Oak Room and the Theater to accommodate. Staff wanted to discuss this with the Board. If this can be accommodated and works for the management company, they would want to consider this on an annual basis. This would give great exposure to their portfolio of communities in the Central Florida area regarding our restaurant, event usage, and golf.

### **Canal Restoration Project**

Meritage Homes should have the canal restoration project between Arlington Ridge Blvd and the property line between Holes #11 & #12 completed. The City of Leesburg required this project to allow the construction of the Manor Oaks property that borders Arlington Ridge. They are continuing to work with the City to restore the canal portion that runs from the border of our property to the Manor Oaks property with the owner of that land. This will improve the flow of run off from land West of St. Rte. 33. A barb wire fence will be installed once the work is complete to deter people from accessing the community through the canal.

# **Section 5**

## **Business Items**

## **Subsection 5C**

# **Sidewalk Grinding and Slab Replacement**



***ARLINGTON RIDGE CDD  
MAINTENANCE  
PROPOSAL***

**CLEAR PARTNERSHIPS**



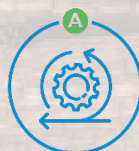
**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



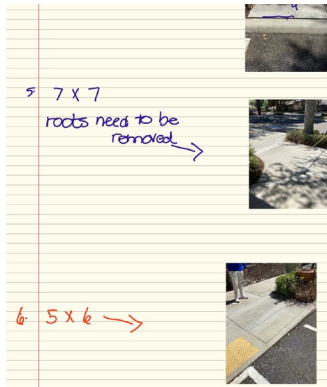
**RESPECT**

# Project Overview

Inframark is pleased to provide this sidewalk improvement proposal for Arlington Ridge CDD. Based on the supplied survey documentation, the project consists of a combined package of full concrete replacement in areas where panels have failed beyond practical repair, together with targeted grinding in locations where trip hazards can be corrected through controlled edge reduction. This complete scope is intended to improve safety, reduce liability exposure, and provide a more durable and better coordinated corrective plan throughout the community.

CLIENT	Arlington Ridge CDD	SCOPE SNAPSHOT
ATTENTION	Raul Pabon	Concrete replacement: ~1,147 SF
PROJECT	Arlington Ridge Sidewalk Package	Grinding corrections: 18 locations
		3 ADA pads included in the replacement scope
		18 grinds included at no additional cost

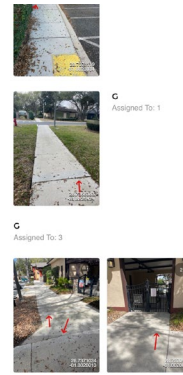
# Existing Conditions



Replacement area showing failed panel condition and loss of support.



Additional replacement location with larger slab deterioration.

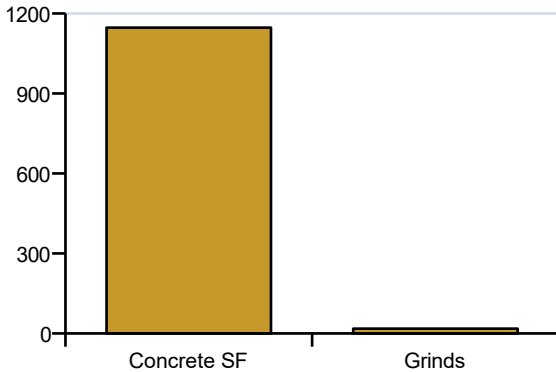


Grinding location documenting trip-hazard lip requiring correction.

## Detailed Scope of Work

<p><b>Concrete Replacement Scope</b></p>	<p>Remove and replace approximately 1,147 square feet of failed sidewalk panels across multiple identified areas. Scope includes sawcutting, demolition, haul-off, formwork, new concrete placement, broom finish, and cleanup. The replacement package also includes three ADA pad areas and one location requiring root removal prior to restoration.</p>
<p><b>Integrated Grinding Scope</b></p>	<p>In addition to the replacement work, Inframark will perform grinding at 18 identified sidewalk locations to reduce vertical displacement and improve walkability. These corrections will be completed as part of the full package and are intended to address additional trip hazards without requiring full slab replacement at those locations.</p>
<p><b>Project Value Enhancement</b></p>	<p>The 18 grinding corrections are included at no additional cost as part of the complete replacement package. Based on standard unit pricing of approximately \$40 per grind, this represents an added value of roughly \$720 while improving overall site safety beyond the base replacement work.</p>
<p><b>Site Condition Notes</b></p>	<p>Replacement areas vary in size and are not uniform. Work is dispersed across the community, and pricing reflects the scattered nature of the scope, multiple mobilization points, root removal at one location, ADA pad replacement, and coordination required to complete both repair methods efficiently.</p>

### Scope Summary



Concrete replacement	<b>~1,147 SF</b>
Grinding corrections	<b>18 locations</b>
ADA pads	<b>3 included</b>
Root removal area	<b>1 included</b>
Full-scope total	<b>\$23,000</b>
Grinding add-on value	<b>\$720 included</b>

# Pricing, Schedule & Project Conditions

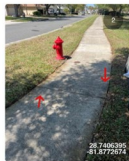
Comprehensive Concrete Replacement and Grinding Package	<b>Schedule</b>
<h1>\$23,000.00</h1>	Mobilization anticipated within 5-7 days of approval, subject to scheduling coordination and weather.
	Concrete replacement duration to be coordinated by area grouping for production efficiency.
	Grinding corrections will be completed as part of the same overall package scope.
Includes 18 grinding corrections at no additional cost	

<b>Project Conditions &amp; Exclusions</b>
Pricing is based on visible conditions identified in the survey documentation. Any concealed subgrade failure, irrigation conflicts, additional root systems, or areas outside the photographed and identified scope would be addressed only upon approval of a change order. Proposal excludes redesign of sidewalk alignment, broad drainage correction, widespread irrigation repair, and any additional panels not represented in the supplied survey scope.

## Additional Survey References



G  
Assigned To: 3  
27003 Roanoke Dr  
Leesburg, FL 34748  
United States



Additional grinding location reference from survey package.

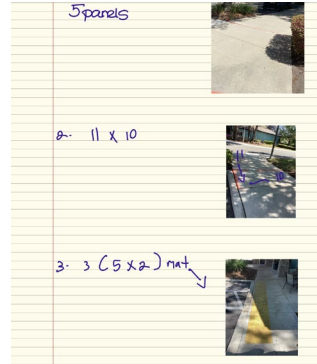


G  
Assigned To: 1



G  
Assigned To: 2

Further grinding correction location showing height differential.



Concrete replacement survey reference image.

## Acceptance

If the above scope and pricing are acceptable, RealEx Construction can coordinate scheduling and material planning upon written authorization.

Authorized Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# **Section 6**

## **Consent Agenda**

## **Subsection 6A**

# **March 19, 2026, Regular Meeting Minutes**

**MINUTES OF MEETING  
ARLINGTON RIDGE**

1 The regular meeting of the Board of Supervisors of the Arlington Ridge Community Development  
2 District was held Thursday, March 19, 2026, at 2:00 p.m. at Fairfax Hall, located at 4475 Arlington  
3 Ridge Boulevard, Leesburg, Florida 34748.

4  
5 Present and constituting a quorum were:

- |    |                  |                     |
|----|------------------|---------------------|
| 6  | Robert Hoover    | Chairperson         |
| 7  | Ted Kostich      | Vice Chairperson    |
| 8  | Dom Setaro       | Assistant Secretary |
| 9  | Jerry Gianoutsos | Assistant Secretary |
| 10 | Walter Kolodziey | Assistant Secretary |

11  
12 Also present, either in person or via Zoom Communications, were:

- |    |                                     |  |
|----|-------------------------------------|--|
| 13 | Lee Graffius                        | District Manager                       |
| 14 | Meredith Hammock                    | District Counsel: Kilinski/Van Wyk     |
| 15 | David Hamstra                       | District Engineer: Pegasus Engineering |
| 16 | Patrick Collins                     | District Counsel: Kilinski/Van Wyk     |
| 17 | Kiel Alderink                       | Golf / F&B General Manager             |
| 18 | Shane Schutte                       | Golf Superintendent                    |
| 19 | Representative                      | Meritage Homes                         |
| 20 | Representative                      | Spectrum                               |
| 21 | Residents and Members of the Public |  |

22  
23 *This is not a certified or verbatim transcript but rather represents the context and summary of*  
24 *the meeting and actions taken. The full meeting is available in audio format upon request.*  
25 *Contact the District Office for any related costs for an audio copy.*  
26

27 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**  
28 Mr. Graffius called the meeting to order and called the roll. A quorum was established.  
29

30 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**  
31 The Pledge of Allegiance was recited.  
32

33 **THIRD ORDER OF BUSINESS** **Audience Comments on Agenda Items**  
34 Lot #712 advocated for a lottery system for the BRAC Community Center to ensure fair access  
35 rather than modifying the library.  
36

37 **FOURTH ORDER OF BUSINESS** **Organization Items**  
38 There being none, the next order of business followed.

**Arlington Ridge CDD**  
**March 19, 2026**

39 **FIFTH ORDER OF BUSINESS** **Staff Reports**

40 **A. District Accountant Report**

41 Mr. Lee reviewed the District’s finances with the Board. The operating account has a cash  
42 balance of \$1,325,155.53; the reserve has \$1,784,977.71. The tax roll collected to-date is 92% of  
43 total due. The restaurant owes \$69,000.00. Fiscal Year 2026 expenses are \$870,000.00 (40% of  
44 budget). The capital reserve has grown to over \$3.7 million in five years.

45  
46 **B. District Counsel**

47 Ms. Hammock advised that a demand letter was sent to the previous golf course management  
48 company. A response was received and follow-up is planned. And insurance amendments are  
49 circulating for signature.

50  
51 **C. District Engineer**

52 **i. Consideration of Storm Drian Cleanout and CCTV Inspection**

53 Mr. Kostich made a MOTION to accept the proposal from  
54 Shenandoah in the amount of \$13,610.00 and round to \$14,000.00  
55 for contingency, to clean out a clogged storm pipe and do a camera  
56 inspection.  
57 Mr. Kolodziey seconded the motion.

58  
59 Upon VOICE VOTE, unanimous approval was given (by a margin  
60 of 5-0), to approve the Shenandoah proposal in the amount of  
61 \$13,610.00 (rounded to \$14,000 for contingency) for storm pipe  
62 clog clean out and camera inspection.

63  
64 **Under Separate Cover**

65 Mr. Hamstra informed the Board of a new depression that has appeared. He inspected the area  
66 and believed it may be a storm pipe issue.

67 Mr. Hoover made a MOTION to authorize up to \$3,000.00 to  
68 investigate the storm drainage depression issue.  
69 Mr. Setaro seconded the motion.

70  
71 Discussion ensued regarding the purpose of the \$3,000.00 to be approved.

72  
73

**Arlington Ridge CDD**  
**March 19, 2026**

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Mr. Hoover made a MOTION to include Mr. Graffius speaking to the city regarding scoping the drain, and if the city declines, permitting Mr. Hamstra to have the drain scoped with a NTE of \$3,000.00.  
Mr. Setaro seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve Mr. Graffius contacting the city regarding scoping the drain, and if the city declines, permitting Mr. Hamstra to have the drain scoped with a NTE of \$3,000.00.

**Under Separate Cover**

It was stated that homes near hole #11 are experiencing drainage issues. Mr. Hamstra will prepare a conceptual sketch with options and costs.

**ii. Consideration of Crosswalk Striping and Caution Signage**

Discussion ensued regarding the Meron proposal in the amount of \$23,115.00 for crosswalk improvements. The Board expressed concern over the high cost, particularly the \$11,000.00 for solar-powered flashing signs. The Board decided to investigate less expensive alternatives.

**iii. Discussion on Water Line Extension to Manor Oaks Development**

Mr. Hamstra discussed Meritage Homes and Manor Oaks requiring a temporary water line easement across CDD Property to connect to the Arlington Ridge water line due to development delays. The Board raised concerns about the water pressure, disruption to the golf course, particularly hole #13 cart path, and potential tree damage. The developer agreed to cover the CDD’s legal/engineering fees. The Board requires more information and a formal guarantee from the city about the water pressure before approval.

**D. Yellowstone: Regular Report**

Mr. Graffius reviewed the landscape report with the Board. Irrigation work near the clubhouse to replace the rusted valves will begin on March 30, 2026. A report on freeze damage to plants will be provided by approximately April 1, 2026. A landscaping proposal for Hopewell Pass in the amount of \$13,369.00 was discussed with the Board requesting more colorful, frost-tolerant plant options.

**Arlington Ridge CDD**  
**March 19, 2026**

109 **E. Landscapes Golf Management Transition Progress Report**

110 Mr. Alderink reviewed his report with the Board and advised that February 2026 revenue was  
 111 slightly under the projection, but significantly ahead of February 2025. January's final report is  
 112 sent; February's is being finalized. Pace of play is very good; however, the issues persist with carts  
 113 near greens and dogs on the course. A script for starters has been implemented. The outdoor  
 114 bathroom floors were redone, and the search for a new Head Golf Professional is ongoing.

115 Mr. Setaro stated that the Board had verbally agreed to reimburse the golf course for the range  
 116 ball dispenser machine in the amount of \$10,132.00.

117

118 Mr. Setaro made a MOTION to reimburse Golf for the range ball  
 119 dispenser machine in the amount of \$10,132.00 and funds are to  
 120 come from the Annual Projects.  
 121 Mr. Gianoutsos seconded the motion.

122

123 Upon VOICE VOTE, unanimous approval was given (by a margin  
 124 of 5-0) to reimburse Golf for the range ball dispenser machine in the  
 125 amount of \$10,132.00 and funds are to come from the Annual  
 126 Projects.

127

128 **F. District Manager / Community Director Report**

129 Mr. Graffius requested the Board consider changing out the tables in the library to allow for  
 130 more flexible use as an overflow space for card games. Mr. Graffius discussed with the Board the  
 131 shortage of group space and the possibility of renovating BRAC to create more activity space. The  
 132 Board directed Staff to scope solutions and costs for Fiscal Year 2027.

133 Discussion ensued regarding allowing the restaurant to open events to the public if not filled  
 134 by residents. The consensus was to maintain the current policy of not actively advertising to the  
 135 public.

136 Mr. Kostich made a MOTION to leave the library in its current status  
 137 and not to permit scheduling card games.  
 138 Mr. Hoover seconded the motion.

139

140 Upon VOICE VOTE, approval was given (by a margin of 4-1) with  
 141 Mr. Kolodziej dissenting, to leave the library in its current status  
 142 and not to permit scheduling card games

143

144 Mr. Hoover called a recess from 3:52 – 4:10 p.m.

**Arlington Ridge CDD**  
**March 19, 2026**

145 **SIXTH ORDER OF BUSINESS** **Business Items**  
 146 **Under Separate Cover**

147 Mr. Setaro's response to a resident email sent to all Supervisors:

148 In response to an email by a resident that was sent to all Board members commenting about  
 149 bonding, prior Capital Reserves and suggesting the Board slow down the impulse to spend. Here  
 150 are the facts.

151 As of September 30, 2019, there was a reserve balance of \$464,328.00. From Fiscal Year 2019  
 152 – Fiscal Year 2022 the Board appropriated \$488,582.00 over that 4-year period.

153 From Fiscal Year 2023 – Fiscal Year 2026 the Board appropriated \$1,192,250.00 to the Capital  
 154 Reserve and \$800,000.00 to the Annual Project and \$25,000.00 for Property Enhancement for a 4-  
 155 year total of \$2,017,250.00.

156 The proposed budget for Fiscal Year 2027 includes \$450,000.00 for the Capital Reserve,  
 157 \$200,000.00 for Annual Projects and \$25,000.00 for a total of \$675,000.00. The 5-year total funded  
 158 amount is. \$2,692,250.00.

159 The District's current balance in the Capital Reserve is \$1,790,198.00 compared to the balance  
 160 of \$464,328.00 as of September 30, 2019.

161 It is important to note that once the Board increased funding for Annual Projects and it's Capital  
 162 Reserve that set the bar for future funding as demonstrated in the 5-year totals from Fiscal Year  
 163 2023 – Fiscal Year 2027, which created a base and thus there was little impact on residents O&M.

164 It's ironic that we hear some residents say slow down and we hear others say we do not take  
 165 care of our assets. Our community is 21 years old and many of our capital assets need to be replaced  
 166 and it's time to do that now that we have a plan in place for funding our reserve. To be warned that  
 167 the Board should slow down the impulse to spend is not fiscally responsible.

168 While we could issue bonds it is not needed currently. Because of the District's current  
 169 financial condition, we would not have an issue finding a lending institution to fund the bonds.

170

171 **A. Consideration of Landscaping Proposals Hopewell Pass**

172 This proposal was discussed and tabled until the April meeting to allow the inclusion of other  
 173 plant and tree options.

174

175

176

**Arlington Ridge CDD**  
**March 19, 2026**

177 **B. Consideration of Lap Pool Pump Replacement Proposal**

178 Mr. Hoover made a MOTION to approve the Lap Pool pump  
179 proposal from Florida Aqua Group in the amount of \$12,320.03 to  
180 be funded by reserves.  
181 Mr. Gianoutsos seconded the motion.

182  
183 Upon VOICE VOTE, unanimous approval was given (by a margin  
184 of 5-0) to approve the Lap Pool pump proposal from Florida Aqua  
185 Group in the amount of \$12,320.03 to be funded by reserves.  
186

187 **C. Ratification of Beach Pool Pump Replacement**

188 Mr. Setaro made a MOTION to ratify the Beach Pool pump  
189 replacement by Florida Aqua Group in the amount of \$12,320.03  
190 Mr. Gianoutsos seconded the motion.  
191

192 Upon VOICE VOTE, unanimous approval was given (by a margin  
193 of 5-0) to ratify the Beach Pool pump replacement by Florida Aqua  
194 Group in the amount of \$12,320.03  
195

196 **D. Consideration of Gym Equipment Replacement**

197 Resident Mr. Moll spoke on the need for gym equipment replacement.

198 Mr. Hoover made a MOTION to approve the proposal from First  
199 Place Fitness in the amount of \$57,534.60.  
200 Mr. Setaro seconded the motion.  
201

202 Discussion ensued and further questions were asked regarding equipment in the proposal. Also,  
203 the need for a total replacement vs cardio only and consideration to place it for discussion for  
204 Fiscal Year 2027 budget.

205 Mr. Hoover rescinded the motion.  
206

207 **E. Consideration of Road Rejuvenation**

208 Doug, a representative for Total Asphalt, presented his proposal to the Board for a pavement  
209 preservation treatment for approximately half the community in the amount of \$192,000.00.

210 Discussion ensued regarding the need for road preservation and its savings vs. total asphalt  
211 replacement. The decision was tabled for the next budget workshop.  
212  
213

**Arlington Ridge CDD**  
**March 19, 2026**

214 **F. Consideration of Spectrum Fiber Installation**

215 Representatives from Spectrum Fiber presented their proposal to the Board. They proposed  
 216 installing a fiber-to-the-home network at no cost to CDD, installation would instead be funded by  
 217 a state grant. The project must be completed by September 1, 2026. The Board stressed the need  
 218 for detailed plans (KMZ file), input on infrastructure placement, and a formal easement agreement  
 219 before providing final approval.

220

221 **Mr. Kolodziey made a MOTION to enter into an agreement with**  
 222 **Spectrum for the installation of fiber once additional requested**  
 223 **information is provided, agreements are written by Ms. Hammock**  
 224 **and to provide Mr. Hoover to sign off on final approval.**  
 225 **Mr. Gianoutsos seconded the motion.**

226

227 **Upon VOICE VOTE, unanimous approval was given (by a margin**  
 228 **of 5-0) to enter into an agreement with Spectrum for the installation**  
 229 **of fiber once additional requested information is provided,**  
 230 **agreements are written by Ms. Hammock and to provide Mr. Hoover**  
 231 **to sign off on final approval.**

232

233 **SEVENTH ORDER OF BUSINESS** **Consent Agenda**

234 **A. Minutes: February 19, 2026, Regular Meeting**

235 **Mr. Kostich made a MOTION to approve the February 19, 2026,**  
 236 **Regular Meeting Minutes.**  
 237 **Mr. Kolodziey seconded the motion.**

238

239 **Upon VOICE VOTE, unanimous approval was given (by a margin**  
 240 **of 5-0), to approve the February 19, 2026, Regular Meeting Minutes.**

241

242 **EIGHTH ORDER OF BUSINESS** **Supervisor Request & Comments**

243 Mr. Kostich requested to have the closed caption working during board meetings to make it  
 244 easier to read when participants are speaking on Zoom.

245 The Board asked about Spectrum paying for legal fees involved with the approval of fiber  
 246 installation.

247

248 **NINTH ORDER OF BUSINESS** **Audience Comments**

249 Lot #543 shared clarification on the email about the previous bond consideration as they were  
 250 on the CDD Board at the time. The bond was not higher and there was no issue getting a bond.

**Arlington Ridge CDD**  
**March 19, 2026**

251 The situation caused an uproar, and the bond approval was denied. Lot #543 shared their thoughts  
252 on not using the library for card games and to go back to an annual lottery to draw time slots for  
253 activities.

254 Lot #11 expressed concerns about low water pressure and the potential negative impact of the  
255 Manor Oaks development tapping into the water line, requesting a guarantee from the city that  
256 water pressure would not be affected. Lot #11 commented on no further spending on BRAC and  
257 shared their confusion on the asphalt rejuvenation. They also inquired if every home would have  
258 a spectrum box in their yard.

259

260 **TENTH ORDER OF BUSINESS**

**Adjournment**

261 Mr. Setaro made a MOTION to adjourn the meeting.  
262 Mr. Gianoutsos seconded the motion.

263

264 Upon VOICE VOTE, unanimous approval was given (by a margin  
265 of 5-0), to adjourn the meeting at 5:57 p.m.

266

267 Mr. Graffius announced that the next meeting is scheduled for Thursday, April 16, 2026, at  
268 2:00 p.m. in Fairfax Hall. The next budget meeting is scheduled for Thursday, April 16, 2026, at  
269 10:00 a.m. in Fairfax Hall.

270

271

272

273

274 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_   
Chairperson/Vice Chairperson

## **Subsection 7B**

# **March 19, 2026, Budget Workshop Minutes**

**MINUTES OF BUDGET WORKSHOP  
ARLINGTON RIDGE**

1 The budget workshop of the Board of Supervisors of the Arlington Ridge Community  
2 Development District was held Thursday, March 19, 2026, at 10:00 a.m. at Fairfax Hall, located  
3 at 4475 Arlington Ridge Boulevard, Leesburg, Florida 34748.

4  
5 Present and constituting a quorum were:

6	Robert Hoover	Chairperson
7	Ted Kostich	Vice Chairperson
8	Dominic Setaro	Assistant Secretary
9	Jerry Gianoutsos	Assistant Secretary
10	Walter Kolodziey	Assistant Secretary

11

12 Also present, either in person or via Zoom Communications, were:

13	Lee Graffius	District Manager, Inframark
----	--------------	-----------------------------

14

15 *This is not a certified or verbatim transcript but rather represents the context and summary of*  
16 *the meeting and actions taken. The full meeting is available in audio format upon request.*  
17 *Contact the District Office for any related costs for an audio copy.*  
18

19 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

20 Mr. Graffius called the meeting to order and called the roll. A quorum was established.

21

22 **SECOND ORDER OF BUSINESS** **Audience Comments**

23 There being none, the next order of business followed.

24

25 **THIRD ORDER OF BUSINESS** **Discussion of FY2027 Budget**

26 Discussion ensued regarding projects to be funded by Annual Projects and increasing the  
27 Reserve Funds for Fiscal Year 2027. Considerations include the following projects:

- 28 • Gym Equipment Replacement
- 29 • Painting of the Restaurant, Cart Barn and Administration Office Exterior
- 30 • Roof Replacement for Administration Office, Gate House and Cabana
- 31 • Road Rejuvenation

32

**Arlington Ridge CDD**  
**March 19, 2026, Budget Workshop**

33 Updated actuals will be in the April budget workbook along with updated contract pricing for  
34 vendors for Fiscal Year 2027.

35

36 **FOURTH ORDER OF BUSINESS** **Adjournment**

37 There being no further discussion items, meeting was adjourned at 11:07 a.m.

38

39

40

41

42 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_   
Chairperson/Vice Chairperson