

# Arbor Greene Community Development District

## Board of Supervisors

Steve Eckhardt, Chairman  
Michael S. Candella, Vice Chairman  
Scott Derby, Supervisor  
Michael V. Candella, Supervisor  
Matt Dykeman, Supervisor

Mark Vega, District Manager  
Amanda Uliano, District Counsel  
Robert Dvorak, District Engineer  
Jason von Merveldt, Community Manager  
Annette Alfonso, Assistant Community Manager

## Agenda

Tuesday, May 16, 2023 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 April 18, 2023 Meeting
  - B. Acceptance of April 2023 Financial Report
  - C. National Pollutant Discharge Elimination System “NPDES” Monthly Meeting Discussion
4. **Reports**
  - A. District Engineer’s Report
  - B. District Manager’s Report
    - i. Report on Number of Registered Voters (2,839)
    - ii. Presentation of Fiscal Year 2024 Proposed Budget
    - iii. Consideration of Resolution 2023-03, Approving the Proposed Budget and Setting the Public Hearing
  - C. Community Manager’s Report
    - i. Discussion and Decision Opportunities
      - a. Gatehouse Personnel Agreement
      - b. Greenview Landscaping Agreement
      - c. Landscape Rejuvenation
    - 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, June 15, 2023 at 6:30 p.m.**

**The next Meeting is scheduled for Tuesday, June 20, 2023 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, April 18, 2023 at 6:33 p.m. in the Gathering Room, Arbor Greene Community Center, 18000 Arbor Greene Drive, Tampa, Florida.

Present and constituting a quorum were:

Michael S. Candella	Vice Chairman
Michael V. Candella	Supervisor
Scott Derby	Supervisor
Matt Dykeman	Supervisor (via phone)

Also present were:

Mark Vega	District Manager
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. Vega called the meeting to order, and a quorum was established.

On MOTION by Mr. Michael S. Candella, seconded by Mr. Derby, with all in favor, to have Mr. Dykeman join telephonically was approved. 3-0

**SECOND ORDER OF BUSINESS**

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

Resident comments were received. The HOA President requested the CDD adopt a requirement of renters to turn in "Tenant Evaluation" phone.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

**A. Acceptance of Minutes of the March 21, 2023 Meeting**

**B. Acceptance of March 2023 Financial Report**

**C. National Pollutant Discharge Elimination System "NPDES" Monthly Meeting Discussion**

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

**FOURTH ORDER OF BUSINESS**

**Reports**

**A. District Engineer's Report**

None.

**B. District Manager's Report**

**i. Discussion of Fiscal Year 2024 Proposed Budget**

Discussion ensued regarding the budget remaining flat except the gate funds of Parkview and the Retreat.

**C. Community Manager's Report**

**i. Discussion and Decision Opportunities**

**a. Pond Bank Erosion Repairs and Sediment Removal**

On MOTION by Mr. Michael S. Candella seconded by Mr. Derby, with all in favor, the Pond Bank Repairs with a not to exceed \$42,000 was approved. 4-0

**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. Michael S. Candella seconded by Mr. Michael V. Candella, with all in favor, the meeting was adjourned. 4-0

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Mark Vega  
Secretary



April 21, 2023

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2023, listed below.

Community Development District	Number of Registered Electors
Arbor Greene	2839

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or [ewhite@votehillsborough.gov](mailto:ewhite@votehillsborough.gov).

Respectfully,

Enjoli White  
Senior Candidate Services Manager



**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
ARBOR GREENE COMMUNITY DEVELOPMENT DISTRICT  
APPROVING THE BUDGET FOR FISCAL YEAR 2023/2024 AND  
SETTING A PUBLIC HEARING THEREON PURSUANT TO  
FLORIDA LAW**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Arbor Greene Community Development District (the “Board”) prior to June 15, 2023, a Proposed Operating and/or Debt Service Budget for Fiscal Year 2024; a copy of which is attached hereto, and

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon;

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

1. The budget proposed by the District Manager for Fiscal Year 2024 is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: August 15, 2023  
Hour: 6:30 P.M.  
Place: The Gathering Room  
Arbor Greene Community Center  
18000 Arbor Greene Drive  
Tampa, Florida

Notice of this public hearing shall be published in the manner prescribed in Florida Law.

**Adopted this 16<sup>th</sup> day of May 2023**

Attest:

Arbor Greene  
Community Development District

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Mark Vega, Secretary

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Steve Eckhardt, Chairman