

# 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

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## Agenda

Tuesday, June 20, 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 May 16, 2023 Meeting
  - B. Acceptance of May 2023 Financial Report
  - C. Frontier Communications Phone and Internet Agreement
  - D. Greenview Landscaping Agreement
  - E. 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
      - a. Gatehouse Personnel Agreement
    - 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, July 13, 2023 at 6:30 p.m.**

**The next Meeting is scheduled for Tuesday, July 18, 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, May 16, 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:

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

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. Eckhardt, seconded by Mr. Derby, with all in favor, to have Mr. Michael S. Candella join telephonically was approved. 4-0

**SECOND ORDER OF BUSINESS**

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

Resident comments were received. The gate house personnel agreement was discussed.

**THIRD ORDER OF BUSINESS**

**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**

On MOTION by Mr. Eckhardt, seconded by Mr. Derby, 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**

**i. Report on Number of Registered Voters (2,839)**

Mr. Vega presented the report on number of registered voters.

**ii. Presentation of Fiscal Year 2024 Proposed Budget**

The Board was in consensus to keep the budget flat.

**iii. Consideration of Resolution 2023-03, Approving the Proposed Budget and Setting the Public Hearing**

On MOTION by Mr. Eckhardt seconded by Mr. Michael S. Candella, with all in favor, Resolution 2023-03, Approving the Proposed Budget and Setting the Public Hearing was adopted. 5-0

**C. Community Manager's Report**

**i. Discussion and Decision Opportunities**

**a. Gatehouse Personnel Agreement**

This item was discussed during the public comment period.

**b. Greenview Landscaping Agreement**

This item was discussed.

**c. Landscape Rejuvenation**

On MOTION by Mr. Eckhardt seconded by Mr. Michael V. Candella, with all in favor, the Landscape Rejuvenation project with a not to exceed \$25,000 was approved. 5-0

*Let the record reflect Mr. Dykeman left the meeting.*

**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**

Mr. Derby discussed the IFAS program.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

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On MOTION by Mr. Eckhardt seconded by Mr. Michael V. Candella, with all in favor, the meeting was adjourned. 4-0
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Mark Vega  
Secretary