

Arbor Greene Community Development District

Board of Supervisors

Steve Eckhardt, Chairman
Michael S. Candella, Vice Chairman
Michael V. Candella, Supervisor
Matt Dykeman, Supervisor
Sue Waldman, 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, April 16, 2024 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 March 19, 2024 Meeting
 - B. Acceptance of March 2024 Financial Report
 - C. Acceptance of Road Maintenance Proposal – Apex Asphalt and Concrete Services
 - D. 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
 - 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, May 16, 2024 at 6:30 p.m.

The next Meeting is scheduled for Tuesday, May 21, 2024 at 6:30 p.m.

District Office:

Inframark

2654 Cypress Ridge Boulevard, Suite 101
Wesley Chapel, Florida 33544
813-991-1116

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, March 19, 2024 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 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.

SECOND ORDER OF BUSINESS

Public Comments (Limited to 3 Minutes)

Public comments were received.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Acceptance of January 2024 Financial Report

B. Acceptance of Crosscreek Environmental Contract for Stormwater Pond Maintenance

C. National Pollutant Discharge Elimination System “NPDES” Monthly Meeting Discussion

On MOTION by Mr. Eckhardt, seconded by Mr. Michael C. Candella, with all in favor, the consent agenda was approved as amended. 5-0
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FOURTH ORDER OF BUSINESS

Reports

A. District Engineer’s Report

None.

B. District Manager’s Report

The State’s new ethics training requirement was discussed.

C. Community Manager’s Report

i. Discussion and Decision Opportunities

On MOTION by Mr. Eckhardt, seconded by Mr. Michael V. Candella, with all in favor, the pond bank renovation with a not to exceed \$25,000.00 was approved. 5-0

On MOTION by Mr. Eckhardt, seconded by Mr. Michael S. Candella, with all in favor, the tree removal from CJ Sod with a not to exceed \$25,000.00 for was approved. 5-0

On MOTION by Mr. Eckhardt, seconded by Mr. Michael S. Candella, with all in favor, the tree mitigation with a not to exceed \$25,000.00 was approved. 5-0

On MOTION by Mr. Eckhardt, seconded by Mr. Michael S. Candella, with all in favor, the APEX to replace Miami curb with a not to exceed \$36,000.00 was approved. 5-0

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

Ms. Waldman: none.

Mr. Dykeman: questioned if we have a backup plan for the Easter event.

Mr. Candella: none.

Mr. Eckhardt: questioned playground equipment pressure washing schedule.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Eckhardt seconded by Mr. Michael S. Candella, with all in favor, the meeting was adjourned at 7:15 p.m.
5-0

Mark Vega
Secretary