

**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 Monday, March 9, 2015 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:

|                          |                  |
|--------------------------|------------------|
| Steven Eckhardt          | Chairman         |
| Matthew Dykeman          | Vice-Chairman    |
| Michael S. Candella, Jr. | Co-Vice Chairman |
| Thomson George           | Supervisor       |
| Michael V. Candella, Sr. | Supervisor       |

Also present were:

|                    |                    |
|--------------------|--------------------|
| Jason von Merveldt | Community Manager  |
| Paul Boucher       | Neighborhood Watch |
| Judi Schwartz      | HOA President      |

*The following is a summary of the minutes and actions taken at the March 9, 2015 Arbor Greene Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

**A. Roll Call**

The meeting was called to order and a quorum was established.

**B. Approval of Agenda**

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| On MOTION by Mr. Eckhardt seconded by Mr. Candella Jr. with all in favor the agenda was approved as presented. 5-0 |
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**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items and Other Matters**

➤ Mr. Paul Boucher reported there were no Neighborhood Watch courtesy report updates at this time.

➤ Ms. Judi Swartz responded to a request by the CDD to place an article in the HOA Newsletter regarding Spring Clean-up Tips. The information will be included in the May Newsletter.

Approved

**THIRD ORDER OF BUSINESS**

**Community Manager's Reports**

Mr. von Merveldt provided a copy of his report, highlighting several items from the report.

- An estimated cost to repair the overhang hit by a Verizon vehicle is \$650. A claim for the damages has been filed with Verizon.
- ConAsset followed up on the reported leak above the Men's Locker Room. Additional underlayment was added and the problem has not reoccurred. Additional roofing tiles and possibly additional plywood is needed to repair this problem correctly.
- Awaiting return of updated bids for Holiday Lights reflecting the Boards input at the February 9, 2015 meeting. Also following up on electrical upgrades requirements.
  - Two renderings were provided of lighting options; the Board would be pleased with the choice of either design.
- There were 6 entries for the Chili Cook Off
  - More than 100 residents attended.
  - Winner of Best Chili was Liana Shuma
- Dr. Seuss' Birthday Party and Book Swap was a success.
  - Green Eggs and Ham were not served.
- The Gathering Room was reserved for March 21<sup>st</sup> for March Madness. Any residents interested in watching the games are welcome; there is no official party/organized event.
- The Easter Egg Hunt is scheduled for March 28, 2015. The cost to participate is \$3.00 and the candy will be provided. Various activities are planned.
- Installation of fencing at the conservation area at the end of the cul-de-sac:
  - 50 lf section with a 12 ft. gate
    - \$1472 for residential grade
    - \$1500 for commercial grade.
- Installation of straight fencing along the Flatwoods area:
  - 785 lf section of straight fencing
    - \$7988 for residential grade
    - \$8394 for commercial grade

On MOTION by Mr. Eckhardt seconded by Mr. Candella Sr. with all in favor authorizing the purchase and installation of 50 lf of commercial grade fencing in the amount of \$1,506 plus a no trespassing sign attached to the fence located at the end of the cul-de-sac by the conservation area. 5-0

- It was reported kids are entering in the Devonshire area from Cross Creek in an area where there is a small opening. Plantings and a no trespassing sign will be added to the CDD property.
- Consideration of adding League(s) for the Arbor Greene Community. Discussion followed. No action will be taken at this time.

**FOURTH ORDER OF BUSINESS** **Old Business**

**A. Interior Design Update**

All the items are currently on order with delivery expected in May. Mechanical and electrical work is scheduled to begin later this week.

**FIFTH ORDER OF BUSINESS** **New Business and Supervisor Requests**

**A. Road Maintenance Program**

Mr. von Merveldt reported Ms. Stewart will be at the next meeting to address a Road Maintenance Program following completion of the scheduled Annual Inspection. This item has been open since October 2014.

A proposal for paver repair work was received from Jnandlal Maintenance Services of Brandon in the amount of \$7,300.

**B. Supervisor Requests and Motions**

- Mr. Dykeman:
  - Nothing at this time.
- Mr. George:
  - Nothing at this time.
- Mr. Candella Sr.:
  - Nothing at this time.
- Mr. Eckhardt:
  - Nothing at this time.
- Mr. Candella Jr.:
  - Nothing at this time.
- Mr. von Merveldt will request proposals for cleaning and restoring the painted bull nose coping surrounding the pool.
- Review of vendors for Access Control Systems has been continuing.

**SIXTH ORDER OF BUSINESS**

**Public Comments**


- Mr. Paul Boucher will research information on LED signage options.
- Ms. Judi Schwartz noted:
  - When she receives a question about paying off the Bonds she refers the questions to Mr. von Merveldt.
  - Reminder to complete proxies so there is a quorum for the HOA annual meeting.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Eckhardt seconded by Mr. Dykeman with all in favor the meeting was adjourned.



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Steven Eckhardt  
Chairman