

**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, November 17, 2015 at 6:35 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
Matthew Dykeman	Co-Vice Chairman
Michael S. Candella, Jr.	Co-Vice Chairman
Thomson George	Supervisor
Michael V. Candella, Sr.	Supervisor

Also present were:

Mark Vega	District Manager
Jason von Merveldt	Community Manager
Gary Smith	Maintenance Supervisor
Amanda M. Uliano	District Counsel
Paul Boucher	Neighborhood Watch
Residents	

*The following is a summary of the minutes and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

**A. Roll Call**

Mr. Dykeman called the meeting to order and a quorum was established.

**B. Approval of Agenda**

Mr. Dykeman requested approval of the Agenda.

On MOTION by Mr. Candella Jr. seconded by Mr. George with all in favor the November 19, 2015 Agenda was approved. 4-0
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**SECOND ORDER OF BUSINESS**

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

- A resident expressed appreciation for the people who maintain the tennis courts.
- Mr. Boucher reported on activities in and around the community. The good efforts of the Neighborhood Watch were recognized by the Mayor and Chief of Police.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of Minutes from October 20, 2015**
- B. Financial Report October 31, 2015**

Approved

On MOTION by Mr. Dykeman seconded by Mr. Candella Sr. with all in favor the Consent Agenda was approved as submitted. 4-0

**FOURTH ORDER OF BUSINESS**

**Reports**

**A. District Manager’s Report**

**i. Follow-up Items**

Mr. Vega confirmed by Board consensus that District Counsel is to attend the next workshop to address questions on liability related to sidewalks.

*Mr. Eckhardt joined the meeting.*

**B. Community Manager’s Report**

Mr. von Merveldt reviewed the Community Manager’s Report and provided a status update on the holiday lighting installation project and phase 2 renovations.

A vendor was sourced to bid for a complete pressure washing system, which includes a 3500 PSI pressure washer, 225 gallon tank, water pump, hose, reel, spray gun and a 5x8 trailer. Total equipment cost is \$3,995. Over \$17,000 in pressure washing was spent over the past 2 years. The logistics regarding storage of the equipment needs to be considered and discussion followed on the construction of a storage shed.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Sr. with all in favor to approve the purchase of a pressure washing trailer system in an amount NTE \$4,200 to be paid from Capital Outlay. 5-0

The Access Control System Cards are ready for implementation. A registration/user notification letter will be mailed during the week of the 16<sup>th</sup> which will include a brief description of the access control system, visitor management, and access cards. Staff has been on the system.

Valley Crest is meeting with the City of Tampa regarding the street tree permitting and expects to receive the permit at that time.

Proposals for a maintenance shed and sidewalk repairs and should be available by the next meeting.

Equipment being considered for the fitness studio are mats, medicine balls, kettlebells, and aerobic steps which will be stored on racks along the walls so as not to interfere with classes. The cost will be less than \$1,500. The space available will be reviewed prior to proceeding with any purchase.

The pool maintenance service rate increase will be reviewed at the workshop. The potential for doing the work in house will be considered and District Counsel will be consulted regarding liabilities involved.

**FIFTH ORDER OF BUSINESS**

**Old Business**

Mr. von Merveldt confirmed the security personnel received their pay increase as of October 2015.

Appraisals for Arbor Greene employees will be completed this month and increases will be provided on the employee's anniversary date.

Mr. Candella Sr. requested the trees be trimmed around the street light to increase illumination.

Mr. Eckhardt requested there be a follow up on the issues with the gates.

**SIXTH ORDER OF BUSINESS**

**New Business and Supervisor Requests**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Dykeman seconded by Mr. Eckhardt with all in favor the meeting was adjourned at 7:45 p.m. 5-0



Chairman